



Evelyn Terrace, Port Talbot, Neath Port Talbot. SA13 1BW

£139,950

PJC PAYTON
JEWELL
CAINES

Evelyn Terrace, Port Talbot, Neath Port Talbot. SA13 1BW

Located within WALKING DISTANCE of PORT TALBOT TOWN CENTRE this modernised three bedroom SEMI DETACHED HOUSE. Benefiting from a LARGE RECEPTION ROOM as well as bathrooms to both floors this property would make an ideal FAMILY HOME or FIRST TIME PURCHASE. Easy access to the M4 for commuting.

£139,950

- Three bedroom semi detached house
- Down stairs bathroom
- First floor shower room
- Enclosed rear garden
- Within walking distance of Port Talbot town centre



OVERVIEW

Located within walking distance of Port Talbot town centre and transport hub this modernised three bedroom semi detached house. Within easy access to the M4 motorway for commuting. Viewing is recommended to appreciate all this property has to offer.

Accommodation briefly comprises to the ground floor entrance hall, large reception room, kitchen, utility and downstairs bathroom. To the first floor three bedrooms and a family shower room.

To the rear of the property an enclosed garden with detached storage building, to the front and enclosed courtyard with pathway to the front door.

ENTRANCE HALL

Enter via frosted glass panel PVCu door. Skimmed ceiling with centre light. Skimmed walls. Staircase to first floor with fitted carpet. Radiator. Laminate flooring in wood effect. Door leading to:

RECEPTION (24' 9" x 12' 11") or (7.54m x 3.94m)

Double glazed bay window to the front. Two centre ceiling lights. Two chimney breast walls with alcoves either side, one with wall lights and built in storage. Two radiators. Laminate flooring in wood effect. Double doors leading to:

KITCHEN (13' 6" x 10' 6") or (4.12m x 3.20m)

L shaped room. Sky light allowing natural light into the room. Sunken spotlights. Skimmed ceiling. Skimmed walls. Frosted glass panel PVCu door. Double glazed PVCu window looking onto the rear garden. Kitchen fitted with a range of wall and base units with laminate worktops in wood effect. Range cooker with extractor hood over. Splash back tiled areas. Sink and drainer with shower tap. Breakfast bar area. Space for American style fridge freezer. Vinyl flooring in tile effect. Panel door leading through to:

UTILITY (7' 2" x 5' 1") or (2.18m x 1.55m)

Sunken spotlights. Skimmed ceiling. Skimmed walls. Radiator. Access to under stair storage with power points and space for tumble dryer. Space and plumbing for automatic washing machine. Continuation of vinyl flooring from the kitchen. Door leading to:

DOWNSTAIRS BATHROOM (8' 6" x 5' 5") or (2.60m x 1.66m)

Centre ceiling light. Coving. Extractor fan. Frosted glass PVCu window to the rear. Corner Jacuzzi bath. Low level w.c. Wall mounted sink. Tiled walls. Heated towel radiator. Tiled flooring.

FIRST FLOOR LANDING

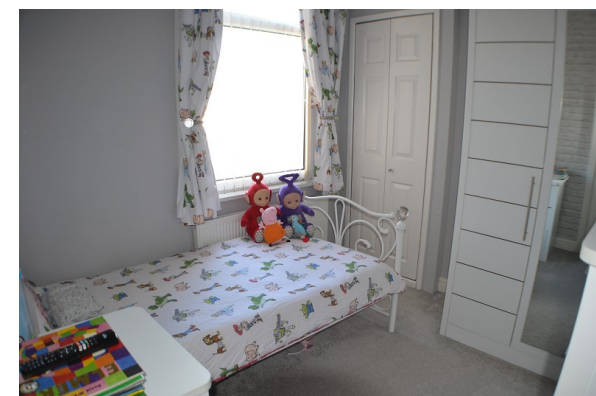
Centre ceiling light. Painted walls. Continuation of fitted carpet from the staircase. Doors leading off:

BEDROOM 1 (13' 9" x 9' 8") or (4.18m x 2.95m)

Centre ceiling light. Coving. Double glazed PVCu window to the front. Radiator. Chimney breast with alcoves either side. Fitted carpet.

BEDROOM 2 (9' 1" x 8' 9") or (2.78m x 2.66m)

Centre ceiling light. Double glazed PVCu window to the rear. cupboard housing combination boiler. Radiator. Fitted carpet.



BEDROOM 3 (10' 7" x 6' 3") or (3.23m x 1.90m)

Centre ceiling light. Double glazed PVCu window to the front. Radiator. Fitted carpet.

FAMILY SHOWER ROOM (8' 8" x 4' 7") or (2.64m x 1.39m)


Centre ceiling light. Frosted glass PVCu window to the side. Vanity sink unit with storage beneath. Low level w.c. Walk in Jacuzzi shower with built in music and lights. Heated towel radiator. half tiled walls. laminate flooring in wood effect.

OUTSIDE

Accessed via the kitchen door and enclosed rear garden. Stepping out from the property onto a decked area leading on to a lawn. Enclosed by panel fencing. Gated rear access. Detached storage unit to the garden with double glazed PVCu window and courtesy door. To the front of the property an enclosed courtyard with pathway to the front door.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Awaiting Floorplans

Please visit pjchomes.co.uk for a full list of our properties for sale and to rent.

Follow us on Facebook and Twitter for the latest PJC news.

 twitter.com/pjchomes

 Search 'Payton Jewell Caines'

These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



www.pjchomes.co.uk

01639 891268

Bridgend

Sales: 01656 654 328

bridgend@pjchomes.co.uk

Lettings: 01656 869 000

bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477

pencoed@pjchomes.co.uk

Lettings: 01656 869 000

pencoedrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268

porttalbot@pjchomes.co.uk

Lettings: 01639 891 268

porttalbotrentals@pjchomes.co.uk

Neath

Sales: 01639 874507

neath@pjchomes.co.uk

Lettings: 01639 874507

neathrentals@pjchomes.co.uk