



Hopkin Street, Port Talbot, Neath Port
Talbot. SA12 6HA

£89,950

PCJ PAYTON
JEWELL
CAINES

Hopkin Street, Port Talbot, Neath Port Talbot. SA12 6HA

Viewing is highly recommended on this THREE BEDROOM MID-TERRACED house. Located in close proximity to Port Talbot town centre, shops and transport links taking you into Port Talbot that offers you good transport links Swansea and the M4. Ideal purchase for a first time buyer or someone looking to downsize. This property has NO ONGOING CHAIN.

£89,950

- Three bedroom mid terraced property.
- NO ON GOING CHAIN.
- Downstairs family bathroom.
- Close proximity to Port Talbot town centre.
- Travel links to M4 and Swansea.
- Council tax - B / EPC - D.



DESCRIPTION

Introducing to market this three bedroom mid terraced house. The property is within easy access of local shops, schools and amenities with good road and transport links to the M4 corridor.

Accommodation briefly comprises three bedrooms, a downstairs family bathroom, kitchen, and living area.

Externally to the rear, there is a fully enclosed low maintenance garden with patio area. The property has on street parking.

Ideal for a first time buyer, investor or someone looking to downsize. Property has NO ONGOING CHAIN.

ENTRANCE HALL

PVCu door into entrance hall. Tongue and groove to ceiling. Papered walls. Laminate flooring. Radiator. Staircase to first floor accommodation.

LOUNGE (22' 2" x 12' 10") or (6.76m x 3.92m)

Textured ceiling. Papered walls. Laminate flooring. Two radiators. PVCu double glazed window to front of property. PVCu double glazed window to rear of property.

KITCHEN (9' 7" x 9' 2") or (2.93m x 2.79m)

Multi glazed door into kitchen. Skimmed and coved ceiling. Emulsioned walls. Tiled flooring. Range of wall and base units. Single drainer sink unit. Complementary work surfaces. Tiled splash back areas. Electric cooker point. Plumbing for automatic washing machine. Radiator. Under stairs storage. PVCu double glazed window to rear of property. PVCu frosted double glazed door.

LANDING

Skimmed and coved ceiling. Access into attic. Papered walls. Cupboard with shelving. Fitted carpet.

BATHROOM (9' 5" x 8' 11") or (2.88m x 2.73m)

Emulsioned and coved ceiling. Wood panel tongue and groove walls. Respatex to bath area. Vinyl floor covering. Three piece suite comprising low level w.c, pedestal wash hand basin, panel bath with overhead mixer shower tap, shower screen. Cupboard housing the combination boiler. Radiator. PVCu double glazed frosted window to rear.

BEDROOM 1 (12' 6" x 9' 1") or (3.81m x 2.77m)

Artexed and coved ceiling. Papered walls. Fitted carpet. Radiator. PVCu double glazed window to front of property.

BEDROOM 2 (10' 2" x 9' 6") or (3.10m x 2.89m)

Skimmed and coved ceiling. Papered walls. Fitted carpet. Radiator. PVCu double glazed window to rear of property.

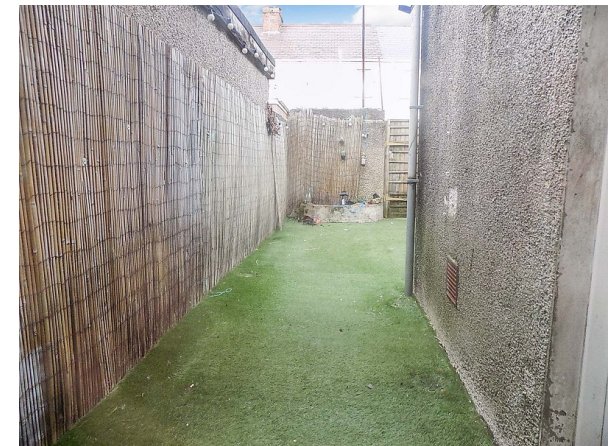
BEDROOM 3 (9' 5" x 6' 9") or (2.87m x 2.07m)

Skimmed and coved ceiling. Papered walls. Fitted carpet. Radiator. PVCu double glazed window to front of property.




OUTSIDE

On street parking. Rear is enclosed and bounded by wall. Astroturf. Courtyard. Gate leading to rear lane access.



EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.



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