

Payton
Jewell
Caines



Park Street, Port Talbot, Neath Port Talbot.
SA13 1TD

£140,000

PJC PAYTON
JEWELL
CAINES

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We are pleased to present to the market a three bedroom traditional build end of terraced house located in the area of Taibach. Early viewing is highly recommended for this well presented family home.

£140,000 - Freehold

- Three bedroom end of terrace house
- Open plan living space
- Kitchen with separate utility
- Upstairs family bathroom and downstairs WC
- Summer house to rear garden
- EPC D/Council tax B



DESCRIPTION

We are pleased to present to the market a three bedroom traditional build end of terraced house located in the area of Taibach. The property benefits from good access to local shops, Central Infants School, Eastern Primary School, local amenities and excellent transport links to Port Talbot town centre. Early viewing is highly recommended for this well presented family home.

The property briefly consists of an open plan living/dining room, kitchen, utility, downstairs WC, upstairs family bathroom and three bedrooms. Externally the property fronts the street with on street parking, the rear garden is low maintenance and has a summer house.

VESTIBULE

Access via composite front door with decorative double glazed unit leading into vestibule. Papered ceiling. Papered walls. Tiled flooring. Wooden multi glazed door leading into:

HALLWAY

Skimmed and coved ceiling. Emulsioned walls. Wooden flooring. Radiator. Staircase to first floor accommodation with fitted carpet. Open plan Understair storage. All doors leading off.

LOUNGE/DINER (21' 2" x 13' 5") or (6.46m x 4.09m)

Skimmed ceiling. Emulsioned walls with one feature papered wall. Recess walls with cupboards below. Two radiators. PVCu double glazed window to front of property with fitted vertical blinds. PVCu double glazed window to rear of property.

KITCHEN (12' 9" x 8' 11") or (3.88m x 2.72m)

Skimmed and coved ceiling with inset lights. Emulsioned walls with one feature papered wall and tiles to splash back areas. High gloss tiled flooring. Modern chrome effect radiator. Range of wall and base units with complementary work tops. Single drainer sink unit with mixer tap. Built in four ring gas hob with overhead extractor hood. Built in grill/oven. Understair storage ideal space for fridge/freezer. PVCu double glazed window and door to rear garden. Doorway leading into:

UTILITY (7' 3" x 4' 8") or (2.20m x 1.41m)

Skimmed and coved ceiling with inset ceiling lights. Emulsioned walls. Continuation of the high gloss tiled flooring. Radiator. Wall cupboard. Work surfaces. Plumbing for automatic washing machine. Space for tumble dryer. Door leading into:

W.C. (7' 3" x 3' 7") or (2.20m x 1.09m)

Skimmed ceiling with inset lights. Emulsioned walls. Tiled flooring. Wall mounted electric radiator. Room is fitted with a two piece suite in white comprising low level WC and pedestal wash hand basin. PVCu frosted double glazed window to rear of property.

LANDING

Skimmed and coved ceiling with loft access hatch. Emulsioned walls. Fitted carpet. Spindle balustrade. Wardrobe to remain. PVCu frosted double glazed window to side of property. Doors leading off.



FAMILY BATHROOM (11' 11" x 8' 9") or (3.63m x 2.67m)

Skimmed ceiling with inset lights. Emulsioned walls. Tiled flooring. Radiator. Cupboard housing the combination boiler. Room is fitted with a four piece suite in white comprising low level WC, pedestal wash hand basin, shower cubical with electric overhead shower, freestanding oval bath with freestanding chrome tap and handheld shower attachment. Floating mirror. PVCu frosted double glazed window to side of property.

BEDROOM 1 (13' 3" x 9' 7") or (4.03m x 2.92m)

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

BEDROOM 2 (12' 0" x 11' 0") or (3.66m x 3.35m)

Skimmed and coved ceiling. Emulsioned walls with one feature papered wall. Laminate flooring. Radiator. PVCu double glazed window to front of property with fitted vertical blinds.

BEDROOM 3 (9' 7" x 7' 1") or (2.93m x 2.17m)

Skimmed and coved ceiling. Emulsioned walls. Laminate flooring. Radiator. PVCu double glazed window to front of property with fitted vertical blinds.

OUTSIDE

Rear garden is enclosed and bounded by wall with side access gate to pavement. Laid with Astroturf with a concrete area ideal for garden furniture. Outside tap. Large brick built Summer house with outdoor lighting and power points.

SUMMER HOUSE (16' 4" x 12' 6") or (4.99m x 3.80m)

Skimmed ceiling with inset lights and speakers. Emulsioned walls. Tiled flooring. Electric wall mounted heater. Fitted bar area. Projector to remain on separate negotiations. Bi-folding double glazed doors.


NOTE

We have been informed by the vendor that the property is held freehold but we have not inspected the title deeds



For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	62	
(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.



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
bridgendrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268
porttalbot@pjchomes.co.uk
 Lettings: 01639 891 268
porttalbotrentals@pjchomes.co.uk