

Payton
Jewell
Caines



Richmond Place, Taibach, Port Talbot,
Neath Port Talbot. SA13 1TR

£215,000

PJC PAYTON
JEWELL
CAINES

Richmond Place, Taibach, Port Talbot, Neath Port Talbot. SA13 1TR

We are pleased to present to the market the rare opportunity to purchase a three bedroom traditional build DETACHED house located in the heart of Taibach. Early viewing is highly recommended for this property offered with NO ONGOING CHAIN.

£215,000 - Freehold

- Three bedroom detached house
- Three reception rooms
- Upstairs family bathroom
- Master bedroom with dressing room
- Detached garage
- EPC D/Council tax D



DESCRIPTION

We are pleased to present to the market the rare opportunity to purchase a three bedroom traditional built DETACHED house located in the heart of Taibach. Close to local shops, Eastern Primary School, local amenities and transport links to Port Talbot town centre. Early viewing is highly recommended for this property offered with NO ONGOING CHAIN.

Property briefly consists of three reception rooms, kitchen, three bedrooms and family bathroom. Externally there is a front garden and a rear garden with three storage sheds and a detached garage.

ENTRANCE

Access via part double glazed PVCu front door into porch. Part tiled porch. Door leading into:

HALLWAY

Wallpapered ceiling. Wallpapered walls. Radiator. Fitted carpet. Stairs to first floor accommodation. Door leading into:

RECEPTION 1 (13' 1" x 11' 9") or (4.0m x 3.59m)

Artex ceiling with coving. Wallpapered walls. Radiator. Fitted carpet. Wooden fire surround with freestanding electric fire. Rear facing PVCu double glazed panel with curtain pole. Opening into:

RECEPTION 2 (11' 7" x 9' 9") or (3.52m x 2.96m)

Artex ceiling. Wallpapered walls. Fitted carpet. Front facing PVCu double glazed french doors leading to the front garden. Door leading into:

RECEPTION 3 (16' 5" x 7' 8") or (5.0m x 2.34m)

Artex ceiling. Wallpapered walls. Fitted carpet. Radiator. Front and rear facing dual aspect PVCu double glazed windows with curtain poles.

KITCHEN (12' 10" x 8' 2") or (3.92m x 2.50m)

Polystyrene tiled ceiling with two pendant light fittings. Skimmed wall with wood panelling to some areas. Ceramic tiles to splash back areas. Laminate floor tiles. Kitchen is fitted with a range of cream gloss units with contrasting aubergine cupboards and complementary worktops. Stainless steel sink and drainer with mixer tap. Freestanding four ring gas cooker. Space for upright fridge/freezer. Wall mounted combination boiler. Side facing PVCu double glazed window. Understair storage cupboard with single glazed frosted window. Part glazed PVCu door leading to the rear garden.

LANDING

Wallpapered ceiling. Loft access hatch. Wallpapered walls. Fitted carpet. Doors leading off.

DRESSING ROOM (12' 5" x 9' 5") or (3.79m x 2.87m)

Artex ceiling. Wallpapered walls. Radiator. Wood effect laminate flooring. PVCu double glazed window to front of property with curtain pole. Range of fitted wardrobes. Arch leading into:



BEDROOM 1 (17' 1" x 7' 9") or (5.21m x 2.36m)

Artex ceiling. Emulsioned walls. Wood effect laminate flooring. Radiator. Dual aspect rear and front facing PVCu double glazed windows with curtain poles.

BEDROOM 2 (9' 10" x 9' 6") or (3.0m x 2.89m)

Wallpapered ceiling. Wallpapered walls. Radiator. Wood effect laminate flooring. Built in storage cupboard. Rear facing PVCu double glazed window.

BEDROOM 3 (9' 3" x 6' 5") or (2.82m x 1.95m)

Wallpapered ceiling. Wallpapered walls. Radiator. Wood effect laminate flooring. Front facing PVCu double glazed window with curtain pole.

FAMILY BATHROOM (7' 11" x 5' 2") or (2.42m x 1.58m)

Emulsioned ceiling. Floor to ceiling ceramic wall tiles. Fitted carpet. Radiator. Room is fitted with a three piece suite comprising WC, pedestal wash hand basin, corner shower cubicle with wall mounted Triton shower. Respatex panels to shower area.

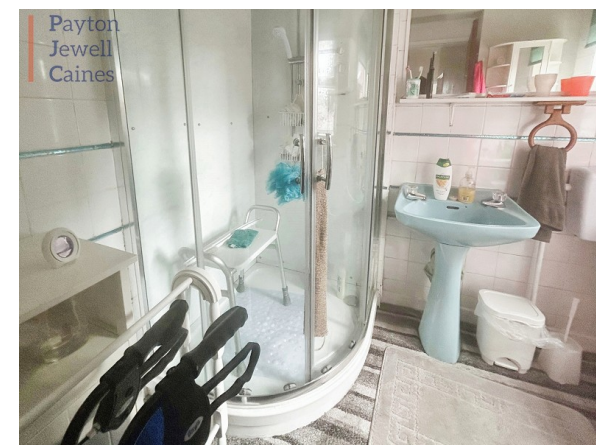
OUTSIDE

Front garden is bounded by brick and block wall. Low maintenance garden laid with stone pavers. Metal gate with steps leading to front door. Side path with metal gate leading to the rear garden.

Rear garden is a courtyard area, bounded by brick walls. Low maintenance garden laid with stone pavers. Two brick built storage sheds. Further leasehold storage shed with power and lighting at £10 per annum. Detached garage with double opening 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		
(69-80) C		80
(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.



GROUND FLOOR



FIRST FLOOR

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

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