

Payton  
Jewell  
Caines



Tydraw Street, Port Talbot, Neath Port  
Talbot. SA13 1BR

£115,000

 PAYTON  
JEWELL  
CAINES



# Tydraw Street, Port Talbot, Neath Port Talbot. SA13 1BR

We are pleased to present to the market this TRADITIONAL BUILD THREE BEDROOM MID TERRACE house located in close proximity to Port Talbot town centre, local shops, amenities and transport links. No ongoing chain.

£115,000 - Freehold

- Three bedroom mid terrace house
- Two reception rooms
- Upstairs bathroom
- Garage to rear
- No ongoing chain
- Council tax band B/EPC rating D





## DESCRIPTION

We are pleased to present to the market this TRADITIONAL BUILD THREE BEDROOM MID TERRACE house located in close proximity to Port Talbot town centre, local shops, amenities and transport links. No ongoing chain.

Property briefly comprises to ground floor hallway, two reception rooms and kitchen. To the first floor three bedrooms and family bathroom. To the outside front and rear gardens. Garage to the rear.

## HALLWAY

Access via Part glazed PVCu front door. Papered ceiling and walls. Radiator. Stairs to first floor. Under stair storage cupboard. Fitted carpet. Doors leading off.

## RECEPTION 1 (22' 8" x 12' 11") or (6.90m x 3.94m)

Papered ceiling. Papered walls. Front facing PVCu double glazed window. Rear facing PVCu double glazed window. Two radiators. Marble hearth and stone feature fire place with inset gas fire. Fitted carpet.

## RECEPTION 2 (12' 6" x 9' 9") or (3.81m x 2.98m)

Artex ceiling. Emulsioned walls. Side facing PVCu double glazed window. Radiator. Fitted carpet. Sliding frosted PVCu double glazed doors into:

## KITCHEN (12' 11" x 9' 4") or (3.94m x 2.85m)

Emulsioned ceiling. Fluorescent strip light. Emulsioned walls with ceramic tiles to splash back areas. Front and side facing PVCu double glazed window. Kitchen is fitted with a range of melamine floor and wall cupboards. Many of the doors have been removed but carcasses remain. Stainless steel sink and drainer with mixer tap. Space for cooker. Under counter space for multiple appliances. Wall mounted electric heater. Wood effect laminate flooring.

## LANDING

Artex ceiling. Papered walls. Built-in storage cupboard. Doors leading off.

## BEDROOM 1 (17' 3" x 10' 4") or (5.26m x 3.14m)

Artex ceiling. Papered walls. Two front facing PVCu double glazed windows. Radiator. Fitted carpet.

## BEDROOM 2 (12' 1" x 11' 2") or (3.68m x 3.40m)

Emulsioned ceiling. Papered walls. Rear facing PVCu double glazed window. Radiator. Across one wall we have a bank of floor to ceiling built-in wardrobes one of them housing combi boiler. Fitted carpet.

## BEDROOM 3 (9' 10" x 7' 0") or (3.0m x 2.13m)

Emulsioned ceiling. Papered walls. Side facing PVCu double glazed window. Radiator. Vinyl flooring.

## FAMILY BATHROOM (7' 1" x 6' 8") or (2.17m x 2.03m)

Artex ceiling. Floor to ceiling respatex wall panels. Side facing frosted PVCu double glazed window. Room is fitted with a three piece suite comprising low level W.C., wash hand basin set within vanity unit and walk in shower with wall mounted mains fed shower. Radiator. Non slip vinyl flooring.



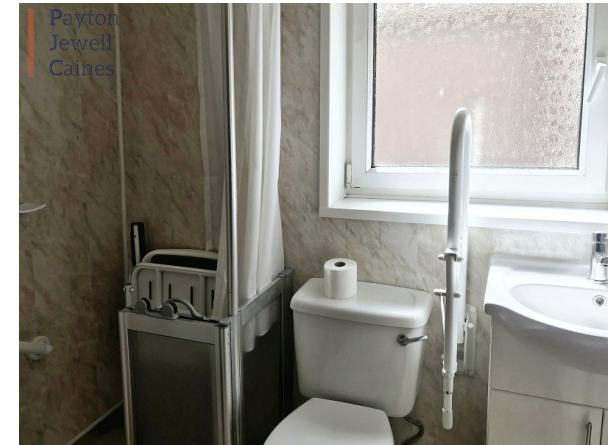
## OUTSIDE

To the front small front courtyard bounded on three sides by brick and block wall. Laid mainly to gravel with stone paved path and metal gate.


Low maintenance back garden bounded by brick and block wall. Laid with stone pavers leading to rear garage and more storage with rear lane access.

## NOTE

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



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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](http://www.pjchomes.co.uk)

01639 891268

## Bridgend

Sales: 01656 654 328  
[bridgend@pjchomes.co.uk](mailto:bridgend@pjchomes.co.uk)  
 Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Pencoed

Sales: 01656 864 477  
[pencoed@pjchomes.co.uk](mailto:pencoed@pjchomes.co.uk)  
 Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Port Talbot

Sales: 01639 891 268  
[porttalbot@pjchomes.co.uk](mailto:porttalbot@pjchomes.co.uk)  
 Lettings: 01639 891 268  
[porttalbotrentals@pjchomes.co.uk](mailto:porttalbotrentals@pjchomes.co.uk)