

Payton
Jewell
Caines



Water Street, Neath, Neath Port Talbot.
SA11 3EP

£104,999

PJC PAYTON
JEWELL
CAINES

Water Street, Neath, Neath Port Talbot. SA11 3EP

We are pleased to present to the market this two bedroom end of terrace house situated in the heart of Neath Town Centre and located within close proximity to local shops, schools and transport links. Early viewing recommended. Ideal purchase for a FIRST TIME BUYER or INVESTOR. Offered with NO ONGOING CHAIN.

£104,999 - Freehold

- Two bedroom end of terrace house
- Kitchen/diner
- PVCu double glazing throughout.
- Low maintenance enclosed rear garden
- NO ONGOING CHAIN
- Council Tax /EPC D



DESCRIPTION

We are pleased to present to the market this two bedroom end of terrace house situated in the heart of Neath Town Centre and located within close proximity to local shops, schools and transport links. Early viewing recommended. Ideal purchase for a FIRST TIME BUYER or INVESTOR.

Accommodation briefly consists of porch, reception, kitchen/diner, three bedroom and family bathroom.

Externally there is an enclosed rear garden.

ENTRANCE

Accessed via PVCu front door leading into:

PORCH

Stippled ceiling. Papered walls. Wood effect laminate floor. Door into ground floor accommodation.

RECEPTION (14' 1" x 12' 0") or (4.30m x 3.65m)

Artex ceiling. Papered walls. Radiator. Wood effect laminate floor. Front facing PVCu double glazed window with fitted vertical blind. Door into:

KITCHEN/DINER (14' 0" x 10' 8") or (4.26m x 3.24m)

Artex ceiling. Track spotlight fitting. Papered walls with ceramic tiles to splashback areas. Radiator. Grey wood effect vinyl flooring. Rear facing PVCu double glazed window. Room is fitted with a range of grey wall and base units with laminate worktops. Grey melamine sink and drainer with chrome hot and cold mixer tap. Space for cooker. Space for two appliances and upright fridge/freezer. PVCu frosted half glazed door leading to rear garden. Staircase to first floor accommodation.

LANDING

Artex ceiling. Loft access hatch. Papered walls. Fitted carpet. Doors leading off.

BEDROOM 1 (11' 2" x 11' 1") or (3.40m x 3.38m)

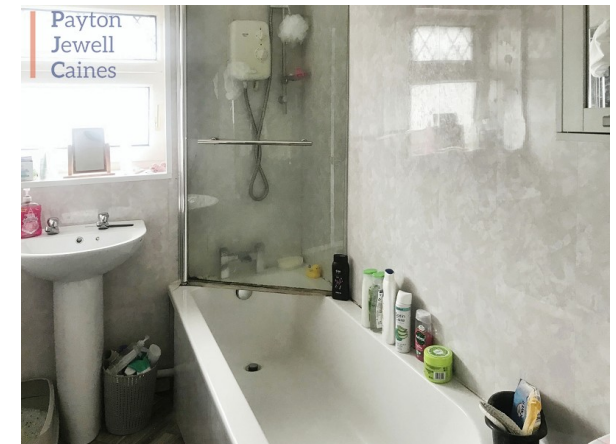
Artex ceiling. Papered walls. Radiator. Wood effect laminate floor. Rear facing PVCu double glazed window with vertical blinds.

BEDROOM 2 (11' 10" x 8' 8") or (3.60m x 2.63m)

Artex ceiling. Papered walls. Radiator. Wood effect laminate floor. Front facing PVCu double glazed window with vertical blinds. Built in storage cupboard.

FAMILY BATHROOM (7' 8" x 5' 0") or (2.33m x 1.52m)


Artex ceiling. Floor to ceiling respatex wall panels. Chrome wall mounted heated towel rail. Grey wood effect vinyl flooring. Front facing frosted PVCu double glazed window. Room is fitted with a three piece suite comprising low level w.c. pedestal wash hand basin with hot and cold taps and bath tub with hot and cold mixer tap and wall mounted mains fed shower with glass shower screen.



OUTSIDE

Rear garden is enclosed and bounded on three sides by wall. Laid to stone pavers for a low maintenance garden.
Wooden storage shed.

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D	64	
(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.



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