

Payton  
Jewell  
Caines



Short Street, Neath, Neath Port Talbot.  
SA11 2SS

£125,000

 PAYTON  
JEWELL  
CAINES



# Short Street, Neath, Neath Port Talbot. SA11 2SS

We are pleased to welcome to the market this TRADITIONAL BUILD two and a half bedroom end terrace house situated in the quiet part of Briton Ferry and within close proximity to Neath Town Centre, local shops, schools, amenities and transport links. Ideal purchase for a FIRST TIME BUYER or INVESTOR. Early viewing is highly recommended and can be offered with NO ON-GOING CHAIN.

£125,000 - Freehold

- Two and half bedroom end of terrace
- Two reception rooms
- Downstairs w.c.
- Larger than average rear garden
- NO ON-GOING CHAIN
- Council Tax B/EPC D



## DESCRIPTION

We are pleased to welcome to the market this TRADITIONAL BUILD two and a half bedroom end terrace house situated in the quiet part of Briton Ferry and within close proximity to Neath Town Centre, local shops, schools, amenities and transport links. Property benefits from a larger than average rear garden.

Property briefly consists of hallway, two reception rooms, kitchen, downstairs original w.c., two and a half bedrooms and family bathroom.

Externally there is a larger than average enclosed rear garden.

## ENTRANCE

Access via composite part glazed front door into:

## HALLWAY

Skimmed ceiling. Emulsioned walls. Radiator. Wood effect laminate flooring. Side facing frosted PVCu glazed panel. Staircase to first floor accommodation. Understair storage cupboard with PVCu frosted double glazed side panel. Doors leading off.

## RECEPTION 1 (12' 0" x 9' 8") or (3.65m x 2.95m)

Skimmed ceiling. Papered walls. Radiator. Fitted carpet. Two front facing PVCu double glazed windows with fitted vertical blinds. Original fitted tiled fireplace with wooden fire surround with inset mirror.

## L SHAPED RECEPTION 2 (19' 2" x 11' 11") or (5.83m x 3.64m)

Skimmed ceiling. Two track spotlight fittings. Emulsioned walls. Two radiators. Side facing and rear facing PVCu double glazed windows with fitted vertical blinds. Wood effect laminate floor. Door into:

## KITCHEN (16' 9" x 13' 7") or (5.11m x 4.13m)

Artexed ceiling. Fluorescent tube light. Emulsioned walls with ceramic tiles to areas. Two radiators. Ceramic floor tiles. Kitchen is fitted with a range of solid wood wall and base units with laminate worktops. Free standing gas cooker, under counter fridge and freezer and dishwasher to remain. Under counter space for washing machine and tumble dryer. Cream composite one and a half sink and drainer with stainless steel mixertap. Rear facing PVCu double glazed window. One side facing PVCu double glazed window and one side facing frosted double glazed panel. Built in storage. Door into:

## REAR PORCH

Skimmed ceiling. Ceramic tiled walls. Original tiled floor. PVCu frosted double glazed door leading to rear garden. Doorway into w.c.

## LANDING

Papered ceiling and walls. Fitted carpet. Side facing frosted PVCu double glazed panel. Doors leading off.

## L SHAPED BEDROOM 1 (13' 1" x 12' 5") or (3.99m x 3.79m)

Skimmed ceiling. Track spotlight fitting. Emulsioned walls. Two fitted wall lights. Two radiators. Fitted carpet. Front facing PVCu double glazed window with fitted vertical blinds.





## **BEDROOM 2 (9' 10" x 8' 8") or (2.99m x 2.63m)**

Skimmed ceiling. Emulsioned walls. Radiator. Fitted carpet. Rear facing PVCu double glazed window with fitted roller blind.

## **L-SHAPED NURSERY (9' 9" x 7' 1") or (2.97m x 2.15m)**

Room suitable for a nursery or home office. PVCu clad ceiling. Inset spotlights. Mixture of ceramic wall tiles, respatex and emulsioned walls. Radiator. Fitted carpet. Front facing PVCu double glazed window with fitted vertical blind. Side facing frosted PVCu double glazed panel.

## **FAMILY BATHROOM (8' 10" x 8' 7") or (2.68m x 2.61m)**

PVCu clad ceiling. Flush light fitting. Floor to ceiling ceramic wall tiles. Radiator. Vinyl flooring. Wall cupboard housing the combination boiler. Room is fitted with a three piece white suite comprising wash hand basin with chrome hot and cold mixertap set within white gloss vanity unit, w.c. P-shaped bath with chrome hot and cold mixertap and wall mounted rainfall head mains fed shower with glass shower screen. Side facing PVCu frosted double glazed window with fitted roller blind.


## **OUTSIDE**

To the rear there is a larger than average garden bounded by wall. Off the rear of the house is a stone paved sun terrace. Garden laid mainly to lawn. Metal side access gate. To the rear there is a large block built storage shed with corrugated roof and doors and windows.



For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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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)