

Payton  
Jewell  
Caines



East Street, Port Talbot, Neath Port Talbot.  
SA13 2YG

£99,950

**PJC** PAYTON  
JEWELL  
CAINES

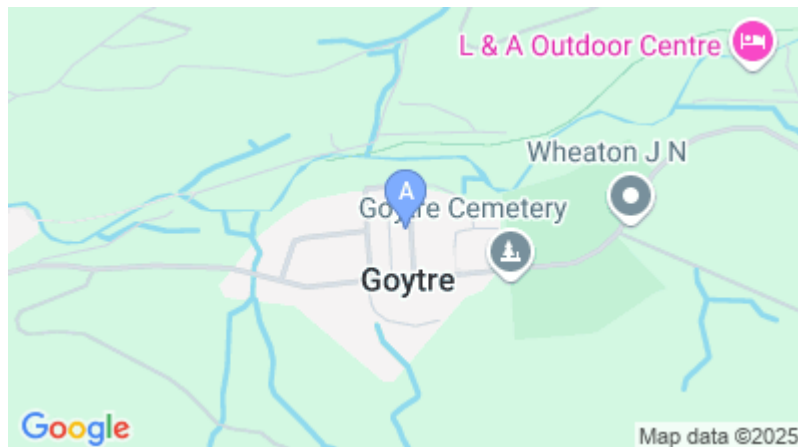


## East Street, Port Talbot, Neath Port Talbot. SA13 2YG

We are pleased to present to the market with NO ONWARD CHAIN this TRADITIONAL THREE BEDROOM MID TERRACE HOUSE situated in the heart of Goytre village. This property would make an ideal FIRST TIME BUY or INVESTMENT purchase. Early viewing is highly recommended.

£99,950

- Three bedroom mid terrace house
- Modern kitchen
- Bathroom with separate w.c.
- Low maintenance rear garden
- NO ON-GOING CHAIN



## DESCRIPTION

We are pleased to present to the market with NO ONWARD CHAIN this TRADITIONAL THREE BEDROOM MID TERRACE HOUSE situated in the heart of Goytre village. This property benefits from close access to local shops, Central Infants and Junior School, amenities and transport links to Port Talbot Town Centre and M4 corridor. Early viewing is highly recommended.

Accommodation briefly comprises to the ground floor entrance hall, two reception rooms, kitchen, downstairs bathroom and w.c. To the first floor there are three bedrooms.

Externally there is an enclosed rear garden with rear lane access.

## ENTRANCE

Accessed via composite front door leading into:

## ENTRANCE HALL

Polystyrene tiled ceiling. Coved. Part emulsioned walls and part papered walls. High rise wall mounted electric box. Radiator. Laminate flooring. Doors leading off.

## RECEPTION 1 (11' 7" x 10' 3") or (3.52m x 3.13m)

Papered ceiling. Emulsioned walls with picture rail. PVCu double glazed window to front of property. Radiator. Gas meter. Fitted carpet.

## RECEPTION 2 (12' 6" x 8' 5") or (3.82m x 2.57m)

Skimmed and coved ceiling. Emulsioned walls with feature paper. PVCu double glazed window to rear of property. Radiator. Focal point to the room is an open fire with wooden mantle and stone hearth. Fitted carpet. Staircase to first floor accommodation. Door into:

## KITCHEN (9' 11" x 7' 11") or (3.03m x 2.41m)

Skimmed and coved ceiling. Emulsioned walls. Tiles to splashback areas. PVCu double glazed window to the side of property. PVCu door with frosted glazed panel leading to the rear garden. Radiator. Kitchen is fitted with a range of wall and base units with coordinating work surfaces. Stainless steel inset sink and drainer. Integrated gas hob with over head extractor hood and oven below. Space for fridge/freezer. Space and plumbing for automatic and space for a tumble dryer. Vinyl flooring. Door into:

## W.C. (5' 7" x 2' 8") or (1.70m x 0.81m)

Stippled ceiling. Part emulsioned and part tiled walls. PVCu frosted double glazed window to the rear of property. Radiator. W.C. Vinyl flooring. Door into:

## BATHROOM (8' 8" x 4' 10") or (2.64m x 1.47m)

Stippled ceiling. Part emulsioned and part tiled walls. Wall mounted extractor fan. PVCu frosted double glazed window to the rear of property. Radiator. Vinyl flooring. Room is fitted with a two piece suite comprising pedestal wash hand basin and panelled bath. Built in storage. Vinyl flooring.

## LANDING

Skimmed ceiling. Emulsioned walls. Fitted carpet. All doors leading off.





### **BEDROOM 1 (12' 4" x 8' 5") or (3.77m x 2.56m)**

Skimmed ceiling. Emulsioned walls. PVCu double glazed window to rear of the property. Radiator. Storage cupboard housing the gas fired combination boiler. Fitted carpet.

### **BEDROOM 2 (10' 4" x 7' 11") or (3.14m x 2.42m)**

Skimmed ceiling. Emulsioned walls. PVCu double glazed window to front of the property. Radiator. Fitted carpet.

### **BEDROOM 3 (7' 1" x 6' 10") or (2.15m x 2.09m)**


Skimmed ceiling. Loft access hatch. Emulsioned walls. PVCu double glazed window to front of the property. Radiator. Fitted carpet.

### **OUTSIDE**

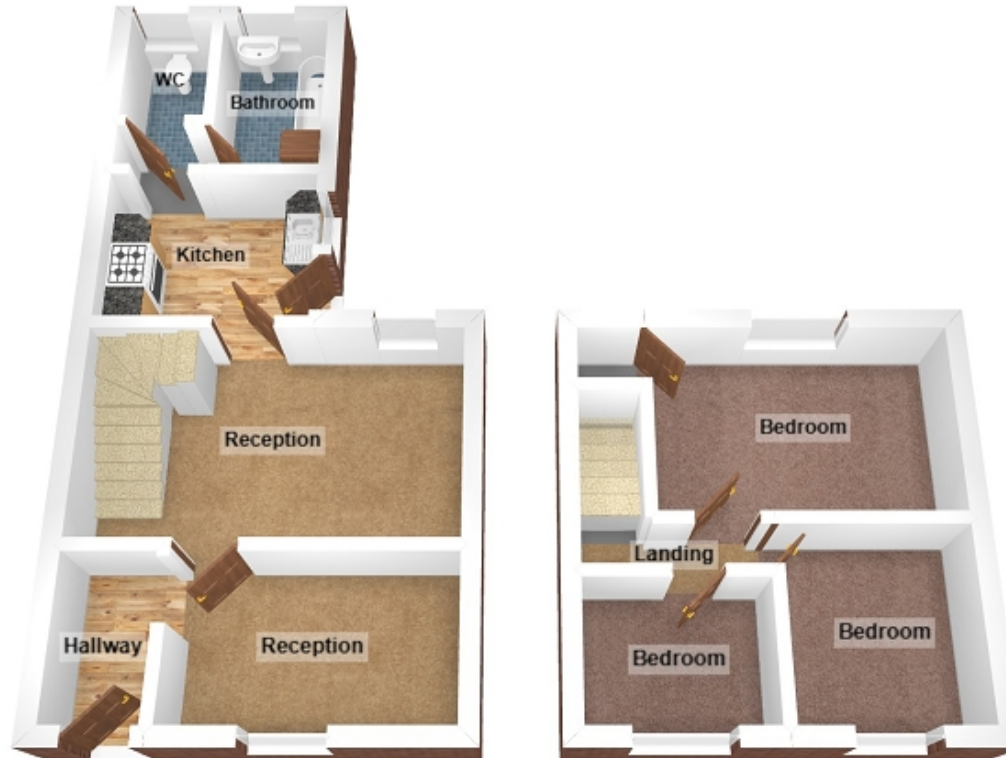
To the rear of the property there is a low maintenance enclosed garden. Outside tap. Patio area. Small decked area. Opportunity for further landscaping. Gated access to rear lane.



# 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>	61	
(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.



[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)

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[porttalbotrentals@pjchomes.co.uk](mailto:porttalbotrentals@pjchomes.co.uk)