



Constant Road, Port Talbot, Neath Port Talbot. SA13 1UB

£124,950



## Constant Road, Port Talbot, Neath Port Talbot. SA13 1UB

Introducing this TWO BEDROOM MID TERRACED house in Taibach ideally located within walking distance of the local primary school, supermarket and amenities. With off road parking to the front of the property and an enclosed garden to the rear this property would make an IDEAL FIRST TIME PURCHASE.

£124,950

- Two bedroom mid terrace house
- Off road parking to the front
- Enclosed garden to the rear
- First floor shower room
- Excellent M4 links



## DESCRIPTION

Located in the popular residential location of Taibach we introduce this MODERN BUILD two bedroom mid-link property. Situated within walking distance of local amenities, supermarket and Eastern Primary School and with excellent M4 access this property would make an ideal first time purchase/ investment.

Accommodation briefly comprises to the ground floor, entrance hall, lounge/diner and kitchen/diner. To the first floor two bedrooms and a family shower room.

## ENTRANCE

Accessed via PVCu front door with glazed panel leading into:

## HALLWAY

Stippled ceiling. Emulsioned walls. Grey wood effect laminate flooring. Staircase to first floor accommodation. Door into ground floor accommodation.

## LIVING/DINING ROOM (15' 1" x 9' 6") or (4.59m x 2.90m)

Artexed and coved ceiling. Flush light fitting. Emulsioned walls. Front facing PVCu double glazed window with fitted venetian blind. Grey wood effect laminate floor. Door into:

## KITCHEN/DINER (12' 9" x 8' 5") or (3.89m x 2.56m)

Stippled ceiling. Flush light. Emulsioned walls. Ceramic tiles to splash back areas. Grey vinyl flooring. Two rear facing PVCu double glazed windows. Half glazed PVCu door leading to rear garden. Kitchen is fitted with a range of wall and base units with laminate worktops. Stainless steel sink and drainer. Under counter space for two appliances. Space for upright fridge/freezer. Freestanding electric cooker to remain.

## LANDING

Stippled ceiling. Loft access hatch. Emulsioned walls. Fitted carpet. Doors leading off.

## BEDROOM 1 (12' 9" x 9' 4") or (3.89m x 2.85m)

Stippled ceiling. Emulsioned walls. Two front facing PVCu double glazed windows. Wall mounted electric heater. Wood effect laminate flooring. Built in storage cupboard.

## BEDROOM 2 (12' 10" x 6' 9") or (3.90m x 2.07m)

Stippled ceiling. Emulsioned walls. Two rear facing PVCu double glazed windows. Wall mounted electric heater. Wood effect laminate flooring. Built in floor to ceiling wardrobe.

## SHOWER ROOM (6' 8" x 6' 2") or (2.02m x 1.87m)

Respatex clad ceiling. Flush light fitting. Extractor fan. Floor to ceiling respatex panels. Wall mounted chrome heated towel rail. Non-slip flooring. Room is fitted with a two piece white suite comprising w.c. vanity wash hand basin set with white gloss vanity unit, walk-in double width shower with wall mounted electric shower and glass screen. Built in storage cupboard housing the water tank.




## OUTSIDE

To the front of the property the garden is open fronted and laid to tarmac for off road parking and stone paved path to front door.

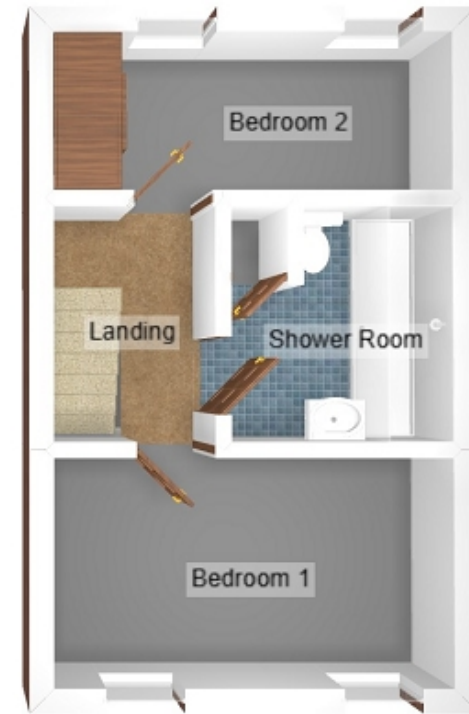
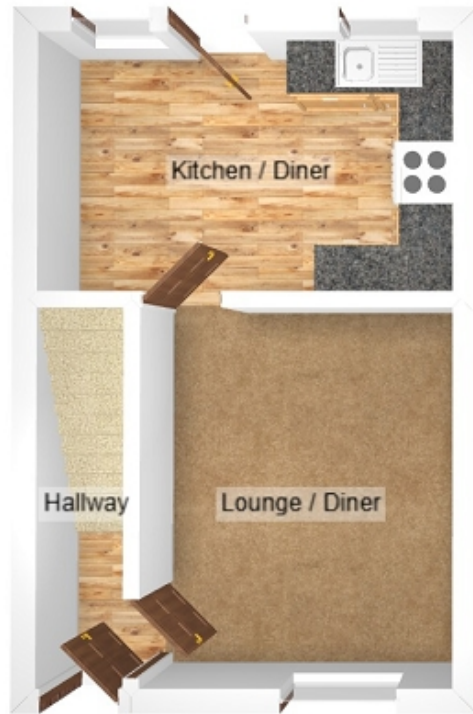
To the rear the garden is bounded on one side by wire fencing and wood fence to rear. Low maintenance garden laid to stone pavers over two levels. Stone path leading to wooden storage shed. Wooden gate leading to the rear lane.



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		91
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(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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