

FOR
SALE



144 Water Street, Port Talbot, West Glamorgan SA12 6LH

£90,000 - Freehold

Payton
Jewell
Caines

53, Station Road, Port Talbot, SA13 1NW 01639 891268 porttalbot@pjchomes.co.uk

PROPERTY SUMMARY

Three bedroom mid terraced house comprising entrance hall, lounge, kitchen, shower room and enclosed low maintenance rear garden. The property is within walking distance of Port Talbot town centre, close to Blanco's Hotel and McDonalds. Sold as seen.

POINTS OF INTEREST

- Three bedroom mid terraced house
- First floor shower room
- Low maintenance rear garden
- Sold as seen
- Walking distance to town centre
- No ongoing chain



ROOM DESCRIPTIONS

Entrance

Via part frosted glazed PVCu front door leading into the hallway.

Hallway

4.75m x 6.73m (15' 7" x 22' 1") Skimmed ceiling, emulsioned walls, fitted carpet, door leading into ground floor accommodation.

Lounge

4.60m x 6.80m (15' 1" x 22' 4") Skimmed ceiling, emulsioned walls, PVCu double glazed windows to the front and rear of the property, three radiators and carpet tiles. Storage into one of the alcoves housing the gas meter and consumer unit. Stairs leading to the first floor with under stairs storage and door leading into the kitchen.

Kitchen

2.50m x 3.30m (8' 2" x 10' 10") Skimmed ceiling, emulsioned walls, PVCu double glazed window to the side and part frosted PVCu double glazed door leading out to the rear garden. Radiator and tiled flooring. A range of wall and base units with complementary work surfaces housing an inset stainless steel one and half sink and drainer, built in four ring induction hob and built in oven below with stainless steel extractor above. Cupboard housing the gas fired boiler, under counter space for kitchen appliances and space for fridge/freezer.

Landing

Via stairs with fitted carpet and wooden balustrade. Skimmed ceiling with loft access, emulsioned walls, carpet tiles and doors leading off.

Bedroom 1

2.40m x 3.40m (7' 10" x 11' 2") Skimmed ceiling, emulsioned walls, PVCu double glazed window to the front of the property, radiator and carpet tiles.

Bedroom 2

1.70m x 2.80m (5' 7" x 9' 2") Skimmed ceiling, emulsioned walls, PVCu double glazed window to the front of the property, radiator and carpet tiles.

Bedroom 3 / office

2.20m x 2.60m (7' 3" x 8' 6") Skimmed ceiling, emulsioned walls, frosted PVCu double glazed window overlooking the rear of the property, radiator and carpet tiles.

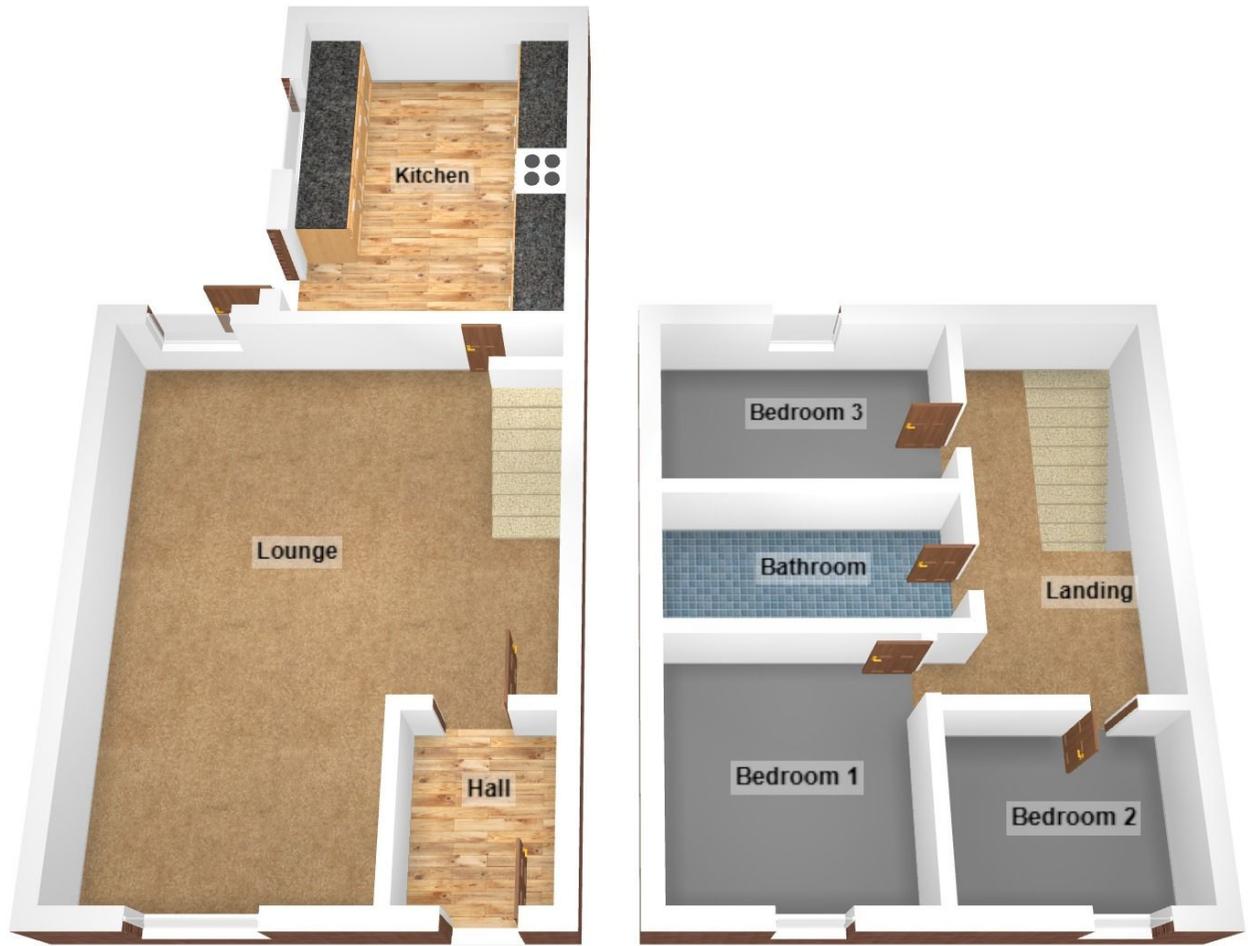
Shower room

1.70m x 2.80m (5' 7" x 9' 2") measurements into the shower cubicle. Skimmed ceiling with inset spot lights, floor to ceiling tiled walls, wall mounted chrome towel rail heater and tiled flooring. Three piece suite comprising low level WC, pedestal wash hand basin and shower cubicle with glass sliding door housing a mains fed shower with handheld attachment and extractor fan.

Outside

Low maintenance rear garden bound to three sides by wall, laid to paving stones. Opening for off road parking to the rear and outside tap. Access from the rear lane.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	