Payton Jewell Caines



5 Lower West End, Port Talbot - SA13 1PY

Port Talbot

£110,000







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This two bedroom mid-terraced house is an excellent opportunity for first-time buyers or those looking for an investment purchase. Offered to the market with no onward chain, this property is conveniently located close to a range of local amenities and well-regarded schools, making it an ideal choice for families and professionals alike. The accommodation comprises a welcoming entrance hall, a spacious living room, and a kitchen with direct access to the rear garden. Upstairs, there are two well-proportioned bedrooms and a family bathroom. The property would benefit from some renovation, allowing buyers to add their own personal touch and unlock the home's full potential. With a practical layout and ample natural light throughout, this home offers comfortable living in a popular residential area.

- Two Bedroom Mid-Terraced Home
- Close to Local Amenities and Schools
- No Onward Chain
- Ideal First Time or Investment Purchase
- Some Renovation Required
- Generous Rear Garden
- Viewing recommended
- EPC - D







To the rear of the property, you will find a generous garden that provides a wonderful outdoor space for relaxation, entertaining, or for children to play. The garden is predominantly laid to lawn, with mature shrubs and fenced boundaries offering both privacy and security. There is ample space for garden furniture, as well as the potential for landscaping or the addition of a patio area (subject to the necessary permissions). The rear garden is accessible from the kitchen, making it ideal for al fresco dining during the warmer months. On-street parking is available to the front of the property. This home presents a fantastic opportunity to create a comfortable family residence or a rewarding investment, and viewing is highly recommended to appreciate the potential on offer.

Entrance
Via PVCu opaque door into the entrance hall.

Entrance hall
2' 7" x 11' 10" (0.80m x 3.60m)
Radiator and laminate flooring.

Reception 1
11' 6" x 9' 2" (3.50m x 2.80m)
Fitted carpet, PVCu window and radiator.

Reception 2
11' 6" x 10' 2" (3.50m x 3.10m)
Laminate flooring, PVCu window, radiator and under stairs storage.

Kitchen
8' 6" x 10' 2" (2.60m x 3.10m)
A range of wall and base units, space for freestanding appliances, built in hob and oven with extractor fan and boiler. Tiling to the splash back areas and tiled flooring.

Landing
3' 3" x 22' 0" (1.00m x 6.70m)
Airing cupboard measuring 1m x 0.8m. Fitted carpet, radiator and loft access.

Master bedroom
15' 1" x 9' 10" (4.60m x 3.00m)
Two PVCu windows, radiator and fitted carpet.

Bedroom 2
8' 10" x 10' 6" (2.70m x 3.20m)
Fitted carpet, PVCu window and radiator.

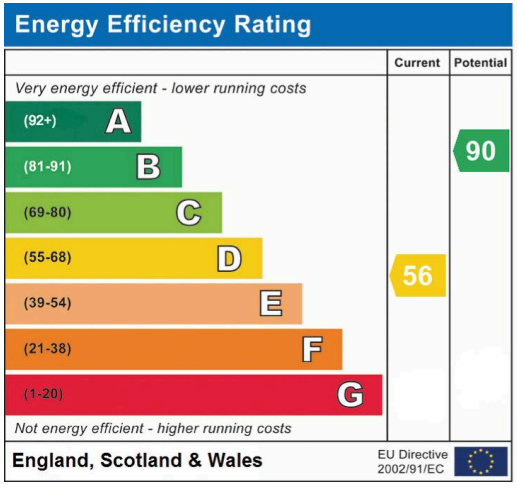
Bathroom
10' 6" x 8' 6" (3.20m x 2.60m)
Three piece suite comprising bath with overhead shower, WC and wash hand basin. Radiator, PVCu opaque window and laminate flooring. Airing cupboard.

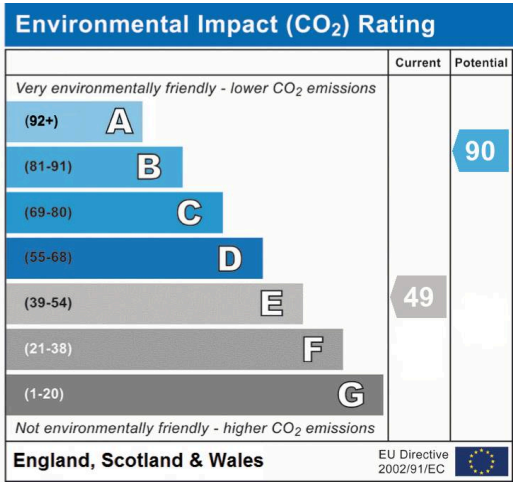
Outside
Concrete and tiled patio area with path leading down to the rear of the property and area laid to lawn. Rear lane access. On street parking to the front.






Kitchen
Reception 2
Hall
Reception 1
Bathroom
Bedroom 2
Bedroom 1


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
56
90
England, Scotland & Wales
EU Directive 2002/91/EC


Environmental Impact (CO2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
49
90
England, Scotland & Wales
EU Directive 2002/91/EC

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