

## 2 Cambrian Place, Port Talbot, SA13 1HD

**£145,000**

Situated on a level location, a short distance from all amenities and facilities at Port Talbot town centre, easy access for the M4 motorway and transport links, and Aberavon Seafront. A freehold, mid-terraced family home, offering spacious accommodation over 2 floors to include through lounge/dining room, sitting room, kitchen and cloakroom to the ground floor and 3 bedrooms and bathroom/w.c. to the first floor. Outside, there is a front forecourt garden area and level garden to the rear with outside storage and single detached garage.

**Aluminium front entrance door into:**

**Entrance porch 4'4" x 3'7" (1.322m x 1.098 )**



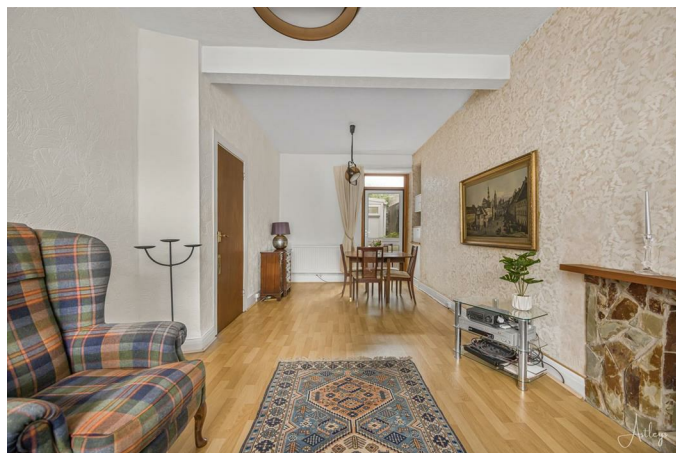
With original tiled floor, feature stone walls, glazed door into:

**Entrance hallway 16'2" x 5'8" (4.94m x 1.748m)**



With original tiled floor, ornate arch, stairs to first floor, radiator, glass panelling looking into sitting room.

**Lounge/dining room 21'7" x 10'7" (6.595m x 3.228m)**



With stone feature fireplace, laminate flooring, square bay window to front, two radiators, aluminium door to rear.

**Lounge/dining room**



**Sitting Room 13'3" x 9'8" (4.056m x 2.962m)**



With fitted gas fire, radiator, window to rear.

**Sitting Room**



**Kitchen 10'6" x 9'11" (3.201m x 3.032m)**



With fitted base and wall units, space for cooker, stainless steel sink unit, fridge/freezer and washing machine, breakfast bar, part tiled walls, tiled floor, double glazed window to rear and side, door to rear porch.

**Kitchen**



**Rear porch 4'10" x 2'9" (1.497m x 0.843m)**

Windows to rear and side, door to rear garden and door to:

**Cloakroom 5'3" x 4'5" (1.616m x 1.347m)**



With 2 piece suite in white comprising w.c. and vanity sink, heated towel rail, tiled floor, part tiled walls.

**FIRST FLOOR**

**Landing area 15'2" x 5'8" (4.627m x 1.741m)**



With fitted store cupboard, access to roof space.

**Bedroom one 15'4" x 9'11" (4.677m x 3.036m)**

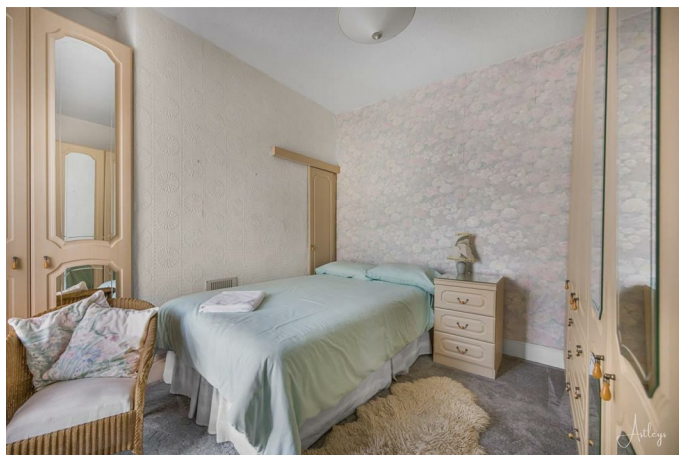


With built-in storage cupboards, radiator, three double glazed windows to front.

**Bedroom one**



**Bedroom two 11'1" x 10'4" (3.382m x 3.168m)**



With built-in wardrobes in maple colour, radiator, double glazed window to rear.

**Bedroom two**



**Bedroom three 9'9" x 5'10" (2.988m x 1.800m)**



With double glazed window to rear, radiator.

**Bedroom three**



### Bathroom/w.c. 6'7" x 6'1" (2.008m x 1.879m)



With 3 piece suite in white comprising panelled bath with shower over, w.c., and sink in sealed vanity unit, radiator, fully tiled walls, tongue and groove to ceiling and wood flooring, double glazed window to side, radiator.

### Outside



Front forecourt garden area. Level, enclosed garden to rear which is paved with a variety of mature trees and shrubs. Outside block storage shed and single detached garage accessed via electric door and with personal access door.

### Outside



### Garage



Single garage with roller shutter-doors.

### AGENTS NOTE

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

17 Mbps

Superfast

42 Mbps

Ultrafast

9000 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

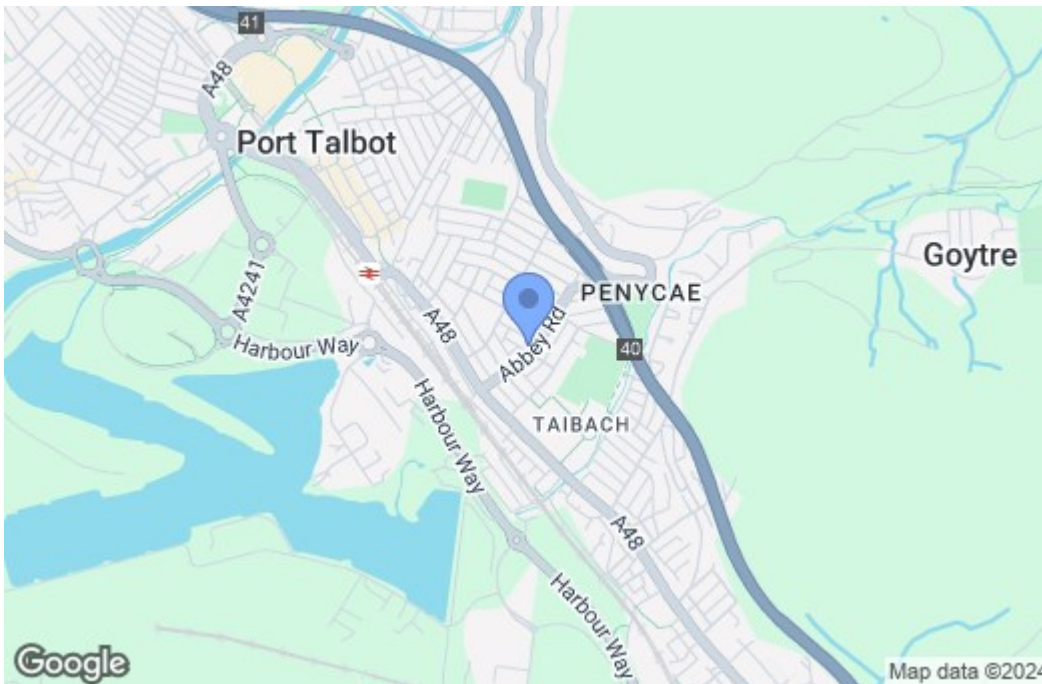
**AGENTS NOTE**

Council Tax Band: C. Annual Price: £2,028 (min)

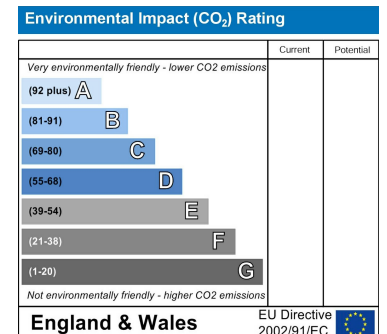
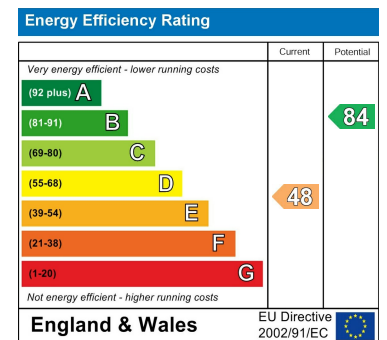
## Floor Plan



## Area Map



## Energy Efficiency Graph



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