



Eryl, 38 Lletty Harri, Port Talbot, SA13 2ES

Offers Over £200,000

- Attractive detached Cottage style residence
- Deceptively spacious accommodation with many original features
- 3 Bedrooms and Bathroom
- Rear courtyard and terraced garden
- EPC E
- Popular residential area with fabulous views
- 3 Receptions and Kitchen
- Double glazing and Gas fired central heating
- Designated parking area

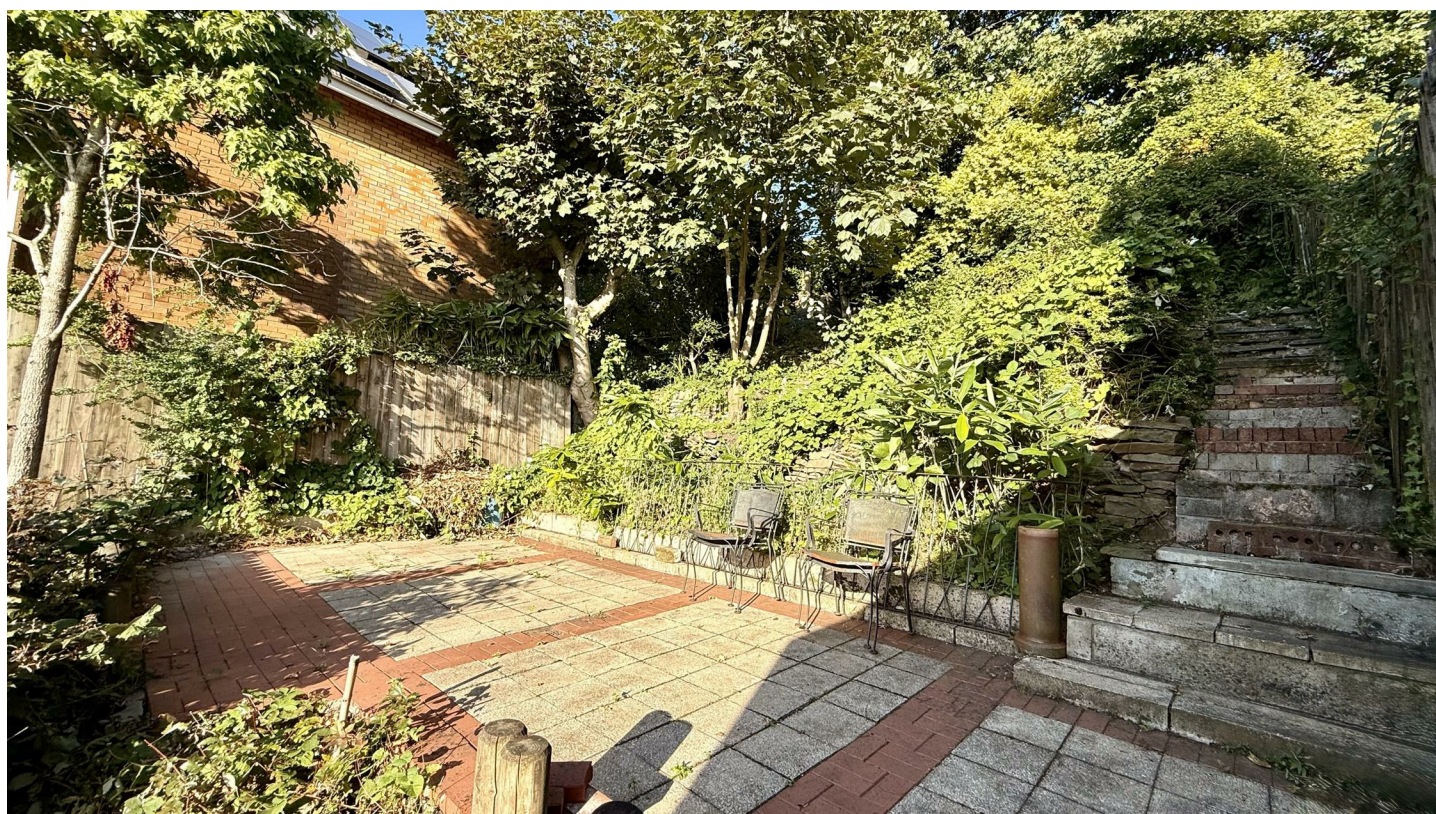
38 Lletty Harri, Port Talbot SA13 2ES

A delightful detached cottage style residence set in elevated location in this popular residential area commanding wonderful views over surrounding hillsides and beyond to Swansea Bay. The property affords the following deceptively spacious accommodation with many original features: Reception Hall; Bay windowed Sitting Room; Bsy windowed Dining Room with feature fireplace; Breakfast Room; Fitted Kitchen; 3 Bedrooms and Bathroom. Double Glazing; Gas central heating. Rear courtyard with store shed/utility leading to terraced rear garden. Designated parking area.

A delightful property worthy of immediate viewing. Book an appointment today.



Council Tax Band: D



RECEPTION HALL

6'0" x 3'0"

Stairs to first floor. Wood panel floor.

SITTING ROOM

17'1" x 9'9"

Bay window to front elevation. Ceiling cornice work. 2 Wall alcoves. Radiator with lattice cover.

ANOTHER ROOM ASPECT

LIVING ROOM



17'2" x 11'0"

Bay window to front elevation with hillside views. Victorian style fireplace in feature surround. 2 Wall alcoves. Radiator with lattice cover.

ANOTHER ROOM ASPECT

BREAKFAST ROOM

12'5" x 8'11"

Wood effect floor. Access to under stairs cupboard. Radiator

ANOTHER ROOM ASPECT

KITCHEN



9'8" x 8'11"

1 1/2 bowl stainless steel sink unit with chrome mixer tap. Gas hob with extractor hood above. Hotpoint electric oven. Fitted range base and wall cupboards. Slate effect floor. Radiator

ANOTHER ROOM ASPECT

FIRST FLOOR

BEDROOM

14'1" x 11'4"

Radiator

BEDROOM

14'0" x 9'2"

Fitted range mirror door wardrobes. Radiator.

BEDROOM

12'5" x 9'0"

Radiator

BATHROOM



10'9" x 8'11"

Panelled bath with shower mixer tap. Walk in shower area.

Pedestal hand basin. Low level WC. Built in linen cupboard with gas boiler that serves the heating requirements. Chrome towel heater.

ANOTHER ROOM ASPECT

OUTSIDE

To the front of the house is an enclosed decorative gravel and decked courtyard.

REAR GROUNDS

Immediately to the rear of the house is an enclosed courtyard within which there is a garden store/utility shed.

The rear grounds are terraced from where there are fabulous views over the surrounding hillsides towards Swansea Bay.

SERVICES

We are advised that the property is connected to mains services

TENURE AND POSSESSION

We are advised that the property is freehold with vacant possession on completion

NB

These details are a general guideline for intending purchasers and do not constitute an offer of contract. Morgan Carpenters have visited the property, but not surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage etc. The Sellers have checked and approved the details, however purchasers must rely on their own and/or their Surveyor's inspections and the Solicitors enquiries to determine the overall condition, size and acreage of the property, and also any Planning, Rights of Way, Easements, or other matters relating to it.

PROOF OF ID

In order to comply with anti-money laundering regulations, Morgan Carpenter Ltd require all buyers to provide us with: (i) proof of identity (ii) proof of current residential address. The following documents must be presented in all cases: IDENTITY DOCUMENTS: A photographic ID, such as current passport or UK driving licence EVIDENCE OF ADDRESS: A bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

VIEWING

By appointment with Morgan Carpenter 01558 821269

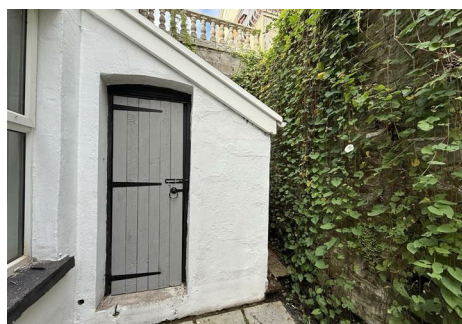
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Jonathan Morgan 07989 296883

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Directions

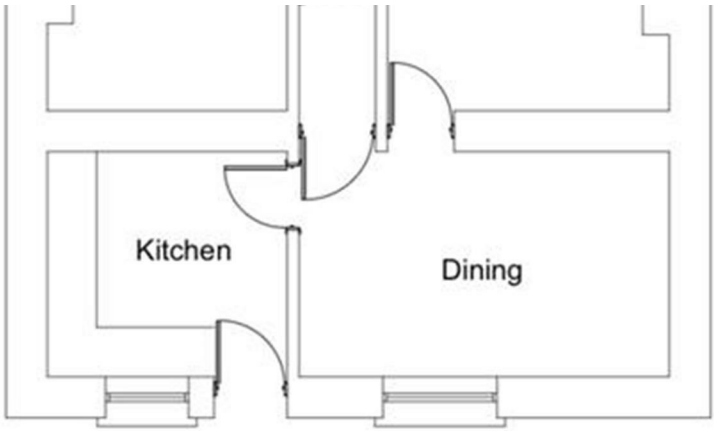
Viewings

Viewings by arrangement only. Call 01558821269 to make an appointment.

EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Ground Floor Plan

