



Talbot Road, Port Talbot, Neath Port Talbot.
SA13 1HU

£160,000

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We are delighted to present to the market this beautifully presented three bedroom mid terrace property located close to Port Talbot town centre, with all the local shops and amenities, excellent school and transport links.

£160,000

- Three bedroom mid terrace house
- Beautifully presented throughout
- Three reception rooms
- Spacious family bathroom
- Low maintenance gardens
- Within walking distance to Port Talbot town centre



DESCRIPTION

Ideally located within walking distance to Port Talbot town centre with all the local shops, amenities, transport links and good access to the M4 corridor. This three bedroom terraced house would be perfect for growing families or first time buyers. The accommodation briefly comprises to the ground floor; entrance hall, three reception rooms and kitchen. To the first floor three bedrooms and family bathroom. Externally front and rear low maintenance gardens.

ENTRANCE HALL

Access via wood single glazed front door. Original front facing round stained glass window. Stippled and coved ceiling. Pendant light and ceiling rose. Emulsioned walls. Radiator. Porcelain floor tiles. Doors leading off.

RECEPTION 1 (16' 10" x 12' 10") or (5.13m x 3.92m)

Emulsioned and coved ceiling. Pendant and ceiling rose. Emulsioned walls. Radiator. Fitted carpet. Laminate hearth and marble fire surround. Front facing PVCu double glazed bay window with net curtain.

RECEPTION 2 (16' 4" x 10' 11") or (4.97m x 3.32m)

Stippled ceiling with original coving. Ceiling rose. Emulsioned walls. Radiator. Fitted carpet. Rear facing PVCu double glazed bay window.

RECEPTION 3/BREAKFAST ROOM (11' 0" x 10' 6") or (3.35m x 3.19m)

Papered ceiling. Two pendant lights. Papered walls with on feature painted brick wall. Ceramic floor tiles. Radiator. Rear facing PVCu double glazed window with net curtain. Built in storage cupboard. Room is fitted with a range of painted storage units. Painted brick and wood breakfast bar.

KITCHEN (7' 1" x 6' 11") or (2.17m x 2.11m)

Painted beam ceiling. Pendant light. Emulsioned walls with tiles to splash back areas. Ceramic floor tiles. Room is fitted with a range of painted floor and wall cupboards with complementary work tops. White ceramic sink and drainer. Under counter space and plumbing for automatic washing machine. Under counter space for further appliance. Space for upright fridge freezer. Rear facing PVCu double glazed window. Half double glazed PVCu door leading to rear garden.

LANDING

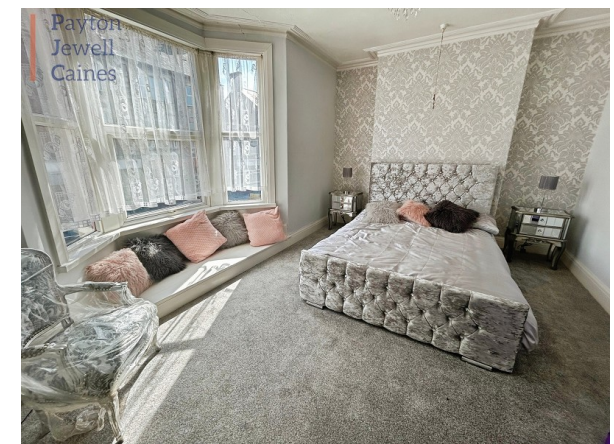
Via stairs with fitted carpet. Stippled ceiling. Pendant light. Emulsioned walls. Fitted carpet. Doors leading off. Door with stairs leading to loft. The loft has velux window.

BEDROOM 1 (15' 1" x 13' 2") or (4.60m x 4.01m)

Stippled ceiling with original coving. Pendant light. Emulsioned walls with a feature papered wall. Radiator. Fitted carpet. Front facing PVCu double glazed bay window with net curtain.

BEDROOM 2 (13' 1" x 9' 4") or (4.0m x 2.85m)

Stippled ceiling with beams. Pendant light. Emulsioned walls with one feature papered wall. Radiator. Fitted carpet. Across one wall is a range of built in storage. Rear facing PVCu double glazed window.



BEDROOM 3 (11' 1" x 8' 10") or (3.37m x 2.68m)

Stippled ceiling. Papered walls. Radiator. Fitted carpet. Front facing PVCu double glazed window with net curtain. Across one wall a range of wooden built in storage.


FAMILY BATHROOM (13' 1" x 7' 2") or (4.0m x 2.18m)

Emulsioned ceiling with coving. Ceiling rose and pendant light. Emulsioned walls. Floor mounted radiator with heated towel rail. Ceramic floor tiles. Two rear facing frosted PVCu double glazed windows. Built in storage cupboard housing gas fired combination boiler. Room is fitted with a three piece suite comprising pedestal wash hand basin, W.C. and free standing claw foot bath with freestanding tap and shower head attachment.

OUTSIDE

Courtyard to the front with brick boundary walls. Metal gate with path leading to front door. The rear garden is bounded on three sides by wood fence. Low maintenance garden laid mainly to decorative gravel. Stone paved path to rear wooden gate with lane access.



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		
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.



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