Payton Jewell Caines



37 Dunraven Street, Port Talbot - SA12 6HE

Port Talbot

Offers in Region of **£125,000**







37 Dunraven Street

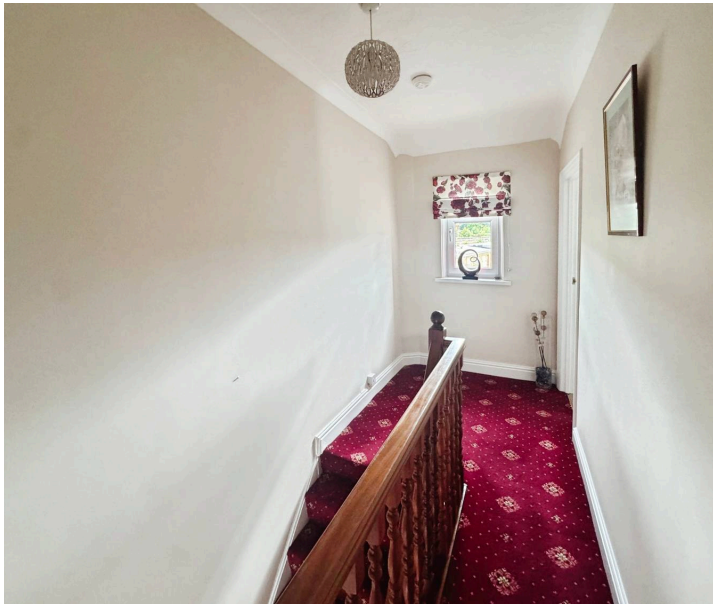
Port Talbot

This well-presented three bedroom end terrace house offers comfortable and versatile living, making it an ideal choice for first time buyers. The property features a spacious lounge, perfect for relaxing or entertaining guests, alongside a well-equipped kitchen with ample storage and workspace. A practical ground floor shower room adds convenience for busy households. Upstairs, three generously sized bedrooms provide flexible accommodation for families, guests, or those working from home. The house is designed with low maintenance in mind, ensuring upkeep is straightforward and stress-free. Additional benefits include a garage, offering secure parking or valuable extra storage. Situated in a popular residential area with good access to local amenities, schools, and transport links, this property presents an excellent opportunity to acquire a comfortable home with plenty of potential.

- Three bedroom end terrace
- Lounge
- Kitchen
- Ground floor shower room
- Low maintenance rear garden
- Garage
- Ideal for first time buyers
- EPC - C







Entrance
Via PVCu door into hallway, papered and coved ceiling, radiator, under stair storage cupboard and fitted carpet. Stairs leading to the first floor with fitted carpet.

Lounge
21' 2" x 10' 6" (6.45m x 3.20m)
Artexed and coved ceiling, PVCu double glazed window overlooking the front and rear of the property, feature fire surround housing gas coal effect fire, two radiators and fitted carpet. There is a functional serving hatch linking the kitchen and the lounge.

Kitchen
12' 2" x 5' 11" (3.72m x 1.80m)
Papered ceiling, part emulsioned/part tiled walls, radiator and tiled flooring. A range of wall and base units with complementary work surfaces. Stainless steel sink and drainer. Integrated electric oven with gas hob. Space for washing machine. Breakfast bar. Door leading to wet room. PVCu door leading out to the rear garden.

Wet room
5' 5" x 5' 3" (1.64m x 1.59m)
PVCu ceiling, respatex walls, PVCu frosted double glazed window overlooking the rear of the property, radiator and non slip flooring. Low level WC, wash hand basin set within vanity unit and shower.

First floor landing
Via stairs. Papered and coved ceiling, PVCu double glazed window overlooking the rear of the property and fitted carpet. Three doors leading off.

Bedroom 1
16' 2" x 10' 11" (4.92m x 3.33m)
Polystyrene ceiling, coving, papered walls, PVCu double glazed window overlooking the front of the property, radiator and fitted carpet. Fitted wardrobes with mirror glass sliding doors.

Bedroom 2
10' 7" x 10' 1" (3.22m x 3.07m)
Polystyrene ceiling, coving, fitted wardrobes with bridging units above, PVCu double glazed window overlooking the rear of the property, radiator and fitted carpet.

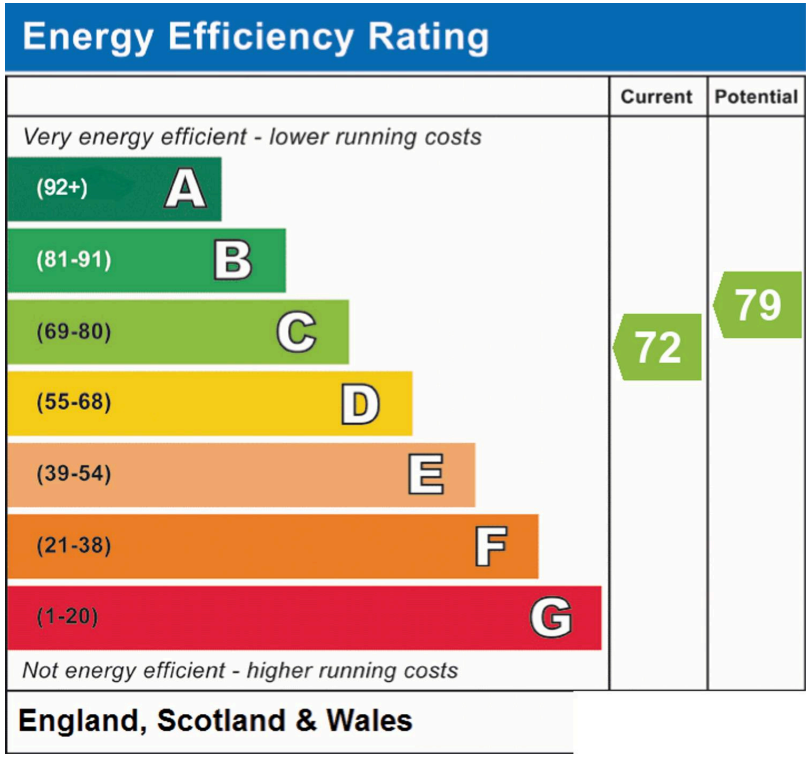
Bedroom 3
7' 10" x 6' 11" (2.38m x 2.11m)
Polystyrene ceiling, coving, papered walls, PVCu double glazed window overlooking the front of the property, radiator and fitted carpet.

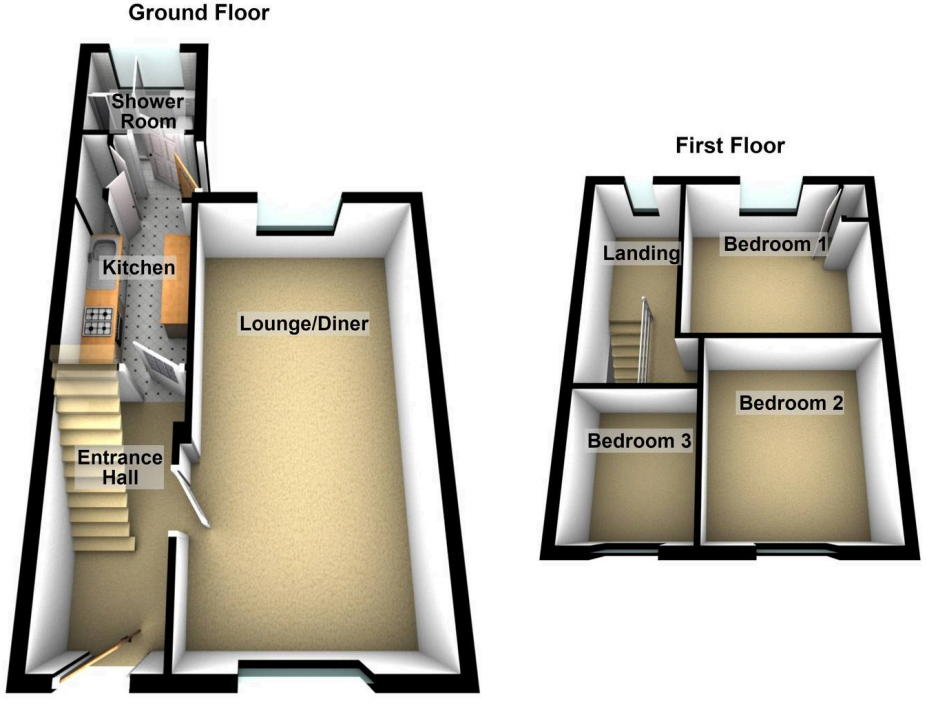
Outside
Low maintenance rear garden laid to resin. Side gated access. Storage shed.

Garage
New up and over electric door. Power and lighting.









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