

Payton  
Jewell  
Caines



20 Rees Street, Port Talbot – SA12 6HB  
Port Talbot

£110,000



## 20 Rees Street

### Port Talbot

This well-presented three bedroom mid terrace house offers spacious and versatile living accommodation, ideal for families or professionals. The property features two generous reception rooms, providing ample space for both relaxation and dining. Upstairs, there are three good-sized bedrooms, each with natural light and neutral décor, creating comfortable and inviting spaces. The family bathroom is conveniently located on the first floor. Additional benefits include double glazing and gas central heating throughout, ensuring comfort all year round. The property is situated in a popular residential area, with easy access to local amenities, schools and transport links. Rear lane pedestrian access offers added convenience. This home combines practical features with a welcoming atmosphere, making it an excellent choice for those seeking a property in a sought-after location. Early viewing is highly recommended to appreciate the accommodation on offer.

- Three bedroom mid terrace house
- Two reception rooms
- Enclosed rear garden
- Rear lane pedestrian access
- Kitchen
- Upstairs bathroom

**Entrance**

11' 2" x 5' 7" (3.40m x 1.70m)

Via PVCu door into the entrance hall.

**Reception room 1**

9' 10" x 10' 10" (3.00m x 3.30m)

PVCu window, radiator and laminate flooring.

**Kitchen**

11' 2" x 5' 7" (3.40m x 1.70m)

PVCu door leading to the garden, radiator and PVCu window. Integrated hob and oven. Space for washing machine and space for fridge/freezer. A range of wall and base units with complementary work surfaces. Sink and drainer with mixer tap.

**Reception room 2**

9' 6" x 11' 2" (2.90m x 3.40m)

PVCu window, radiator and laminate flooring.

**First floor landing**

Via stairs.

**Bathroom**

5' 11" x 5' 11" (1.80m x 1.80m)

PVCu window, radiator and vinyl flooring. Three piece suite comprising WC, wash hand basin and bath with mixer tap and shower attachment.



**Bedroom 1**

11' 2" x 9' 10" (3.40m x 3.00m)

PVCu window, radiator, boiler and fitted carpet.

**Bedroom 2**

5' 11" x 6' 7" (1.80m x 2.00m)

PVCu window and radiator.

**Bedroom 3**

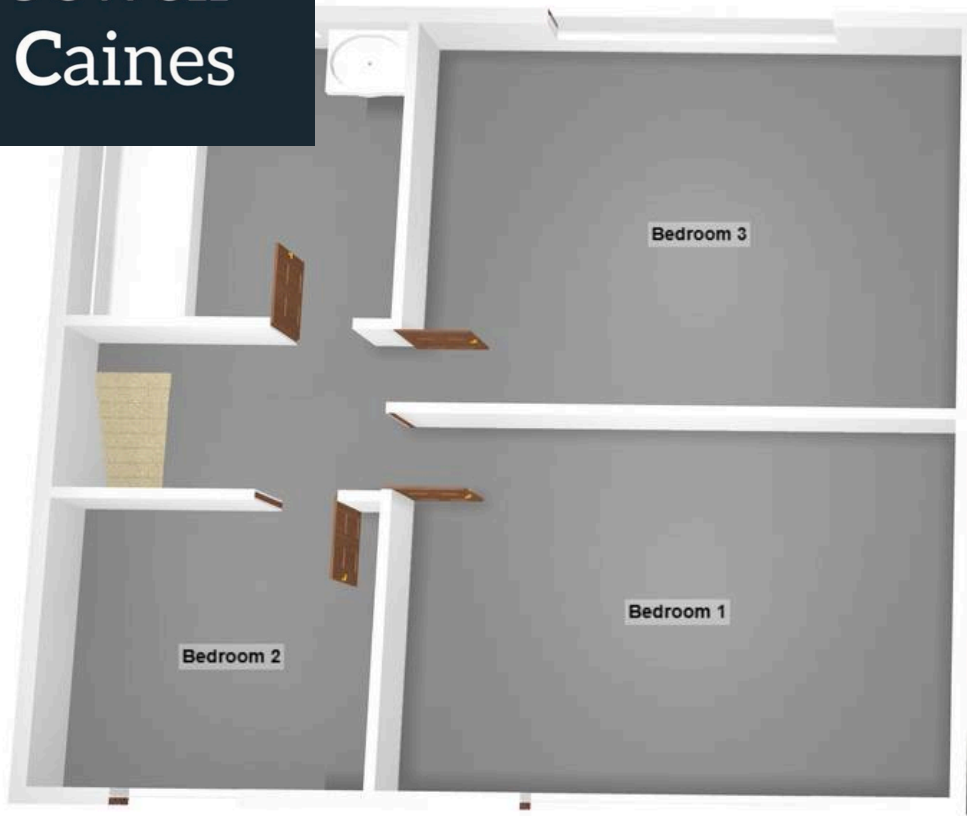
10' 10" x 11' 2" (3.30m x 3.40m)

PVCu window, radiator and fitted carpet.

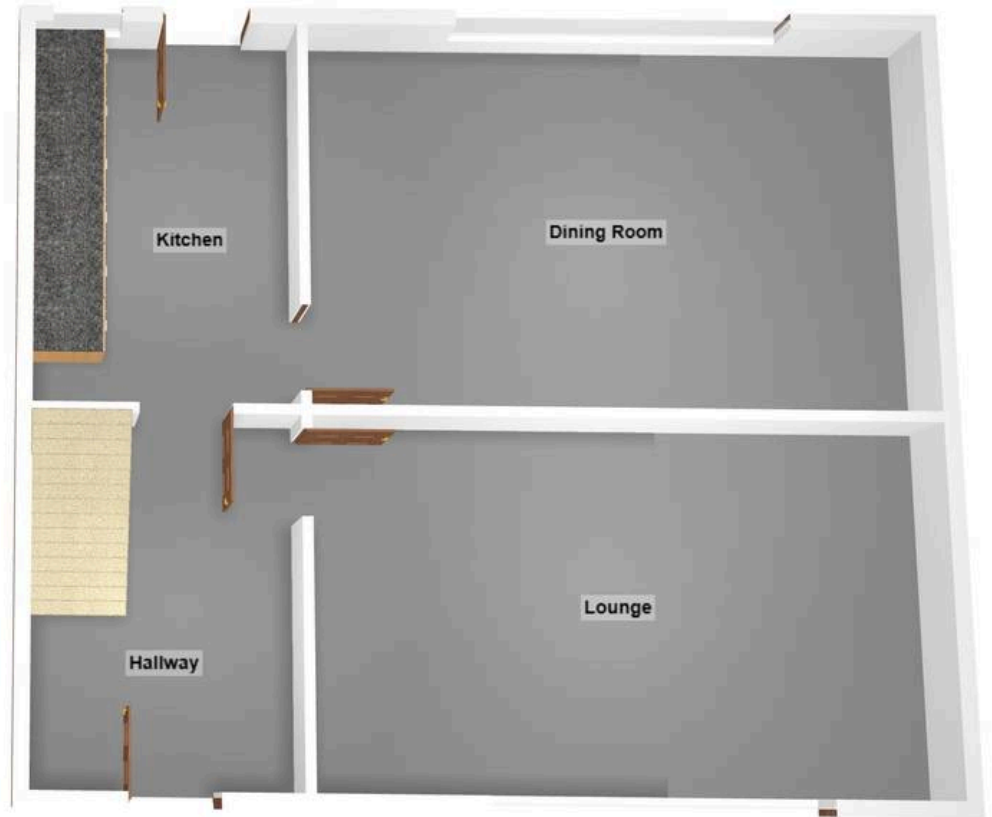
**Outside**

Enclosed rear garden with pedestrian access to the rear lane. Street parking.





First Floor



Ground Floor

## Payton Jewell Caines

Payton Jewell Caines, 53 Station Road – SA13 1NW

01639891268 • porttalbot@pjchomes.co.uk • pjchomes.co.uk/

These property details are provided as a general guide only. Whilst we aim for accuracy, measurements, photographs, floor plans, and descriptions should not be relied upon as statements of fact. Buyers should carry out their own checks regarding the property, services, and specifications. Fixtures and fittings are only included if specifically stated. Appliances and services have not been tested.