



77 Pellau Road, Port Talbot – SA13 2LG

Port Talbot

£175,000

77 Pellau Road

Port Talbot

Welcome to this inviting three bedroom semi detached house, perfect for anyone looking to take their first step onto the property ladder. Step inside and you'll find a comfortable living space that flows into a bright dining area, ideal for relaxing or entertaining friends. The well-equipped kitchen offers plenty of storage and leads into a handy utility room with a WC (great for busy households). Upstairs, you'll discover three generously sized bedrooms, each with space for wardrobes and personal touches, as well as a modern family bathroom on the first floor. The property is neutrally decorated throughout, making it easy for you to add your own style. Practical features like double glazing and gas central heating ensure comfort all year round. Located in a popular residential area, with good access to local shops and schools, this home offers convenience as well as comfort. Whether you're starting out, downsizing, or looking for a smart investment, this property ticks all the boxes. Early viewing is highly recommended to appreciate everything this home has to offer. Don't miss your chance to make this welcoming house your new home. Book your viewing today.

- Three bedroom semi detached house
- Kitchen with utility/WC
- First floor bathroom
- Enclosed rear garden
- Ideal first time purchase
- Viewing recommended





Entrance

Via PVCu door into the hallway.

Hallway

Artexed and coved ceiling, emulsioned walls, radiator, original patterned flooring and carpeted staircase leading to the first floor with under stairs storage cupboard. Two doors leading off.

Reception room

25' 4" x 11' 8" (7.73m x 3.55m)

Emulsioned and coved ceiling, emulsioned walls with dado rail, two radiators, PVCu double glazed bay window to the front of the property and PVCu window to the rear. Feature fire surround with marble hearth. Laid to carpet and non slip flooring.

Kitchen

7' 2" x 8' 9" (2.19m x 2.67m)

Artexed and coved ceiling, part emulsioned / part tiled walls, non slip flooring. PVCu obscured double glazed window to the side. A range of wall and base units with complementary work surface housing a stainless steel sink drainer. Gas hob, integrated oven and fridge/freezer. Opening into the inner porch.

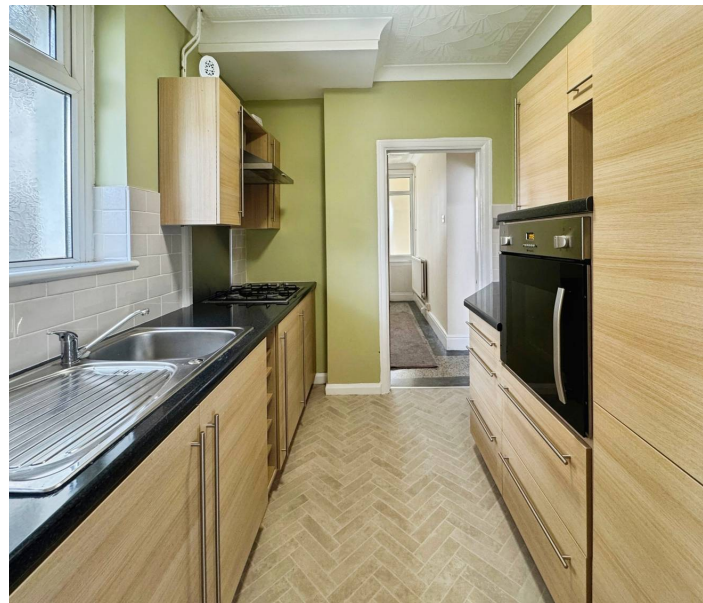
Inner porch

Emulsioned ceiling and walls, non slip flooring, PVCu double glazed window with obscured glass to the side of the property and radiator. PVCu door leading to the garden and door leading to the downstairs WC/utility.

Downstairs WC / Utility

5' 8" x 4' 10" (1.72m x 1.48m)

Emulsioned ceiling and walls, non slip flooring, plumbing for automatic washing machine and radiator. Two piece suite comprising low level WC and sink/pedestal.



Landing

Emulsioned and coved ceiling, emulsioned walls, fitted carpet and PVCu obscured window to the side of the property. Four doors leading off to.

Family bathroom

6' 0" x 6' 3" (1.84m x 1.90m)

Artexed and coved ceiling, tiled walls, non slip flooring, radiator and PVCu double glazed window with obscured glass to the rear of the property. Three piece suite comprising paneled bath, low level WC and sink/pedestal.

Bedroom 1

11' 11" x 11' 10" (3.64m x 3.61m)

Emulsioned and coved ceiling, emulsioned walls with dado rail, laminate flooring, PVCu double glazed window to the rear and radiator.

Bedroom 2

10' 11" x 11' 1" (3.32m x 3.38m)

Emulsioned and coved ceiling, emulsioned walls, laminate flooring, PVCu double glazed window to the front of the property and radiator.

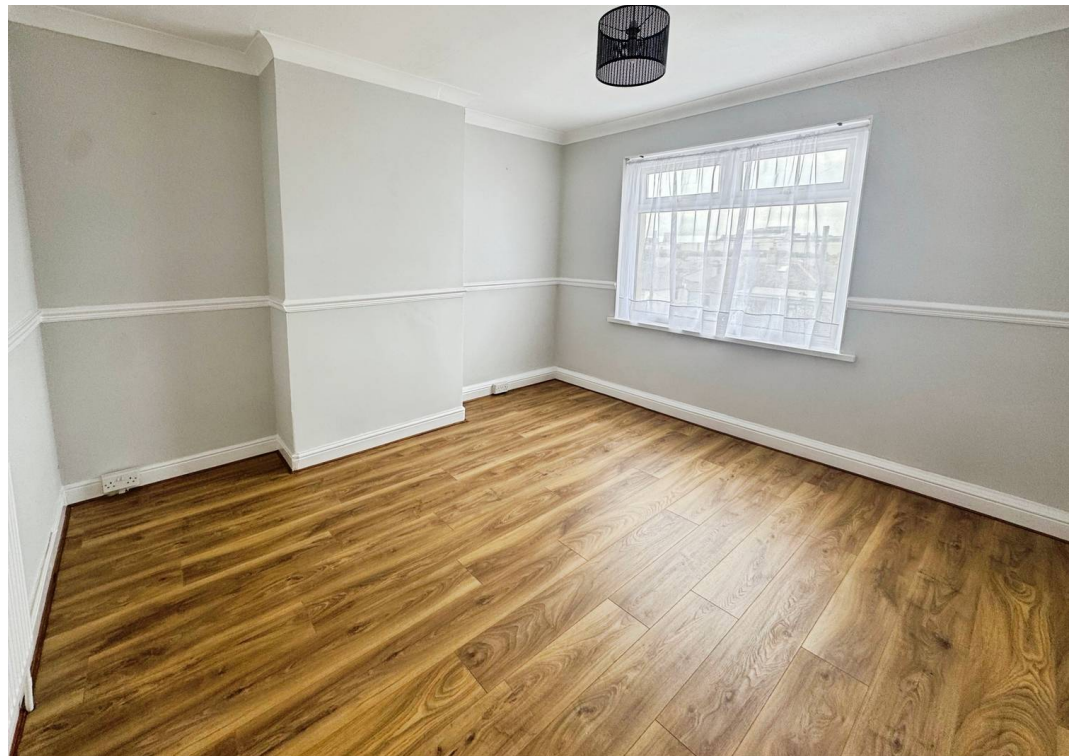
Bedroom 3

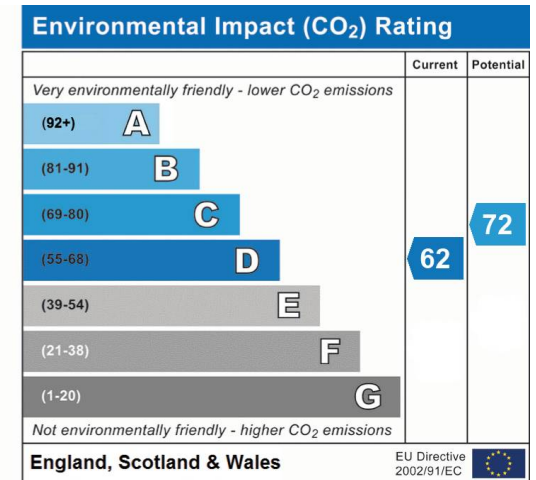
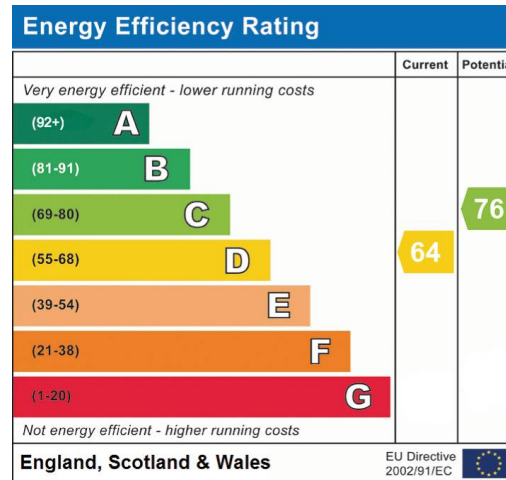
7' 1" x 7' 2" (2.16m x 2.18m)

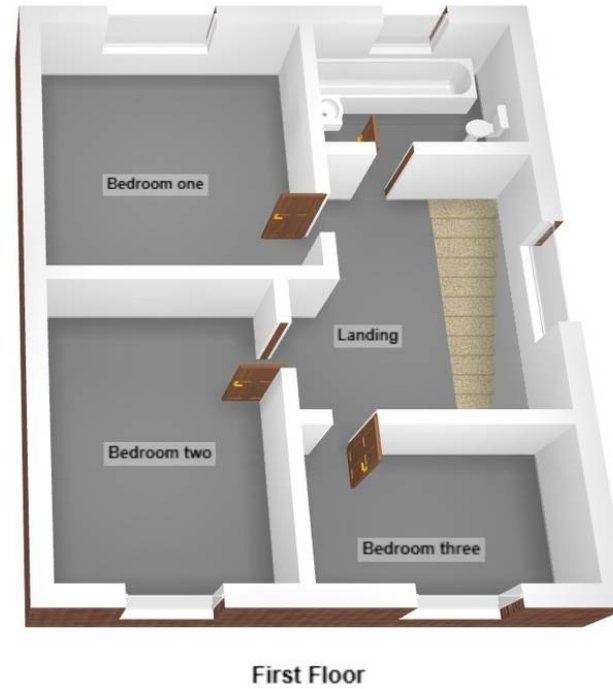
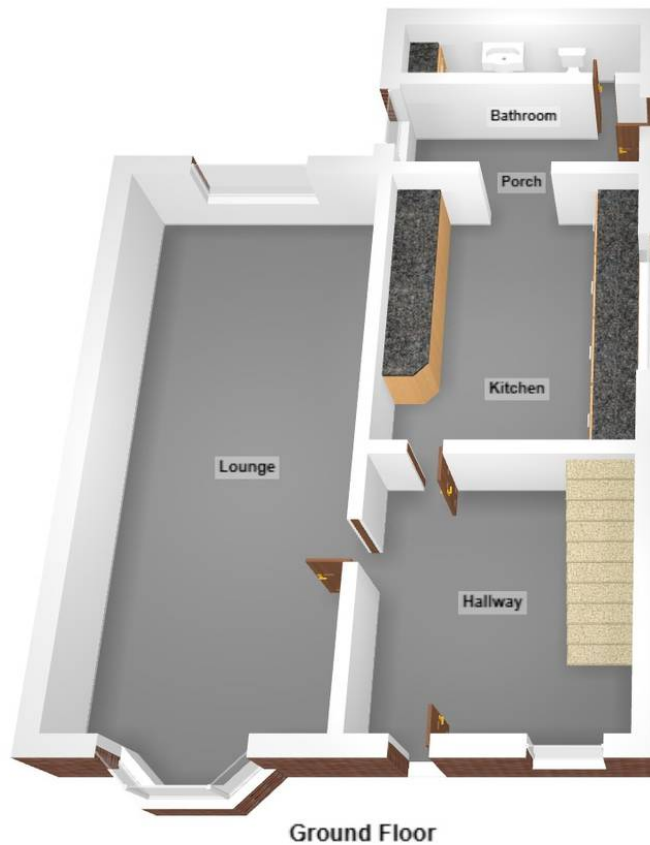
Emulsioned and coved ceiling, emulsioned walls with dado rail, laminate flooring and PVCu double glazed window to the front of the property. Wall mounted combination gas boiler.

Outside

Via wrought iron gates, steps leading to the front garden and pathway to the front. The remainder of the garden is laid to lawn. Wrought iron gate leading to side access. The rear garden is enclosed, laid to patio, steps down to a pathway to the rear of the garden, laid to lawn with shed.







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.