

Payton
Jewell
Caines



13 Dunraven Street, Port Talbot – SA12 6EG
Port Talbot

Offers in Region of £120,000



13 Dunraven Street

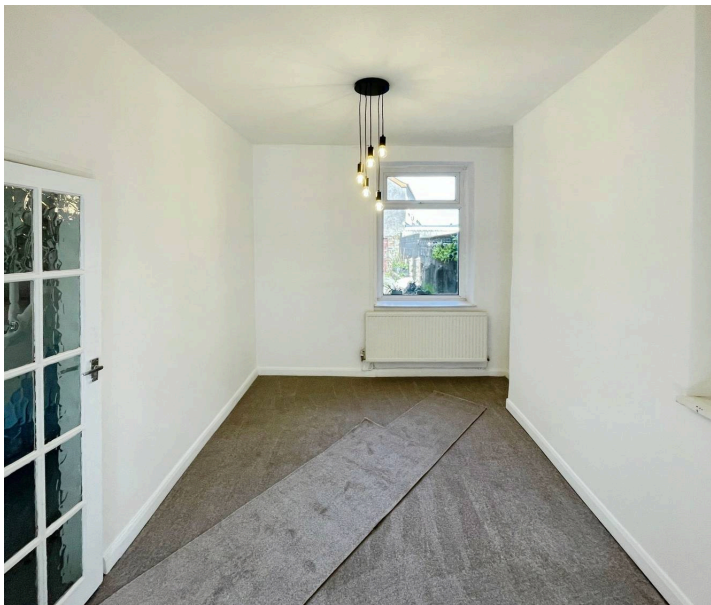
Port Talbot

We are pleased to present to the market this traditional build four bedroom terraced house located in the heart of Aberavon, within walking distance to Aberavon town centre, St Joseph primary school and the comprehensive school and transport links. Sold with no ongoing chain.





- 4 Bedroom Terraced House
- Downstairs Family Bathroom
- Enclosed Rear Garden
- Open Plan Lounge/Dining Room
- Spacious Kitchen
- Sold With No Ongoing Chain4



- **Entrance Porch**

Access via PVCu double glazed door. Artexed and coved ceiling, artexed and half height wood panelled walls. Original tiled floor. Door into the hallway.

Hallway

Artexed ceiling, pendant light, emulsioned and papered walls, radiator and vinyl flooring. Under stairs storage, stairs to the first floor and doors leading off.

Reception 1

3.79m x 3.22m (12' 5" x 10' 7") Papered and coved ceiling, pendant light, emulsioned walls and fitted carpet. Front facing PVCu double glazed window with roller blind. Stone tiled hearth with wooden mantle and wall mounted electric fire. Opening into reception 2.

Reception Room 2

2.74m x 3.24m (9' 0" x 10' 8") Papered ceiling, pendant light, emulsioned walls, fitted carpet, radiator and PVCu double glazed window to the rear.

Kitchen

3.06m x 3.81m (10' 0" x 12' 6") Artexed and coved ceiling, flush light fitting, emulsioned walls with ceramic tiles to the splash back area, radiator, vinyl flooring and PVCu double glazed window to the side. A range of wall and base units in white gloss with laminate work tops housing a one and half sink drainer. Freestanding gas cooker with black glass overhead extractor hood. Under counter dishwasher, upright fridge freezer and under counter space for seating.

Rear Porch

Wooden framed single door leading to the rear garden and door into the family bathroom.

Family Bathroom

1.96m x 2.70m (6' 5" x 8' 10") PVCu clad ceiling with flush light fitting, floor to ceiling respatex wall panels and vinyl flooring. PVCu frosted double glazed window to the rear, radiator and built in storage cupboard. Three piece suite in white comprising WC, pedestal wash hand basin and corner bath with wall mounted electric shower.

Landing

Emulsioned ceiling, loft access hatch, pendant light, papered walls and wooden floorboards. Doors leading off.

Bedroom 1

3.07m x 3.93m (10' 1" x 12' 11") Emulsioned ceiling, pendant light, emulsioned walls, radiator and fitted carpet. PVCu double glazed tilt and turn window to the rear with fitted roller blind and built in storage cupboard housing the gas fired combination boiler.

Bedroom 2

2.51m x 3.53m (8' 3" x 11' 7") Stippled ceiling, pendant light, emulsioned walls, radiator, fitted carpet and PVCu double glazed window to the front. Built in storage cupboard.

Bedroom 3

2.80m x 3.23m (9' 2" x 10' 7") Stippled ceiling, pendant light, emulsioned walls, radiator, fitted carpet and PVCu double glazed window to the rear with fitted roller blind.

Bedroom 4

1.98m x 2.56m (6' 6" x 8' 5") Emulsioned ceiling, pendant light, emulsioned walls, radiator, fitted carpet and PVCu double glazed window to the front.





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