

**Severn Crescent
Port Talbot
Neath Port Talbot.**

Price **£189,995**



- END TERRACE
- COMPLETELY REFURBISHED
- EXTENDED
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- GOOD SIZE GARDEN
- PARKING FOR SEVERAL VEHICLES
- VIEWING RECOMMENDED
- NON TRADITIONAL CONSTRUCTION



General Description

Extended end of terrace immaculately presented house situated in a very popular area with easy access to the Town Centre, the beach and M4 motorway. This property will make an ideal family home. VIEWING HIGHLY RECOMMENDED. Council Tax Band A.

EPC Rating: D68

Severn Crescent, Port Talbot, Neath Port Talbot.

Property Description

This recently refurbished spacious family home is situated in a very popular location with the accommodation comprising of comprising of entrance hallway, lounge, kitchen/dining room, sitting room and shower room to the ground floor and three bedrooms and bathroom to the first floor. The property benefits from gas central heating and double glazing there is parking for several vehicles to the front and a good size enclosed garden to the rear. NO CHAIN.

Hall

Entered via double glazed entrance door with understairs storage area, parquet effect flooring and radiator. Stairs to the first floor.

Lounge (14' 01" x 10' 04") or (4.29m x 3.15m)

Feature fireplace incorporating electric fire, radiator and double glazed window to the front.

Kitchen/Dining Room (27' 01" x 9' 06") or (8.26m x 2.90m)

Fitted with a range of wall, drawer and base units with complementary work surfaces over incorporating stainless steel sink and drainer. Integrated dishwasher, electric oven and four ring ceramic hob with extractor chimney over. Plumbing for washing machine, storage cupboard, parquet effect flooring and two radiators. Double glazed French doors to the rear, double glazed window to the rear and double glazed obscure door to the front. Door into:

Sitting Room (11' 02" x 11' 0") or (3.40m x 3.35m)

Parquet effect flooring, radiator and double glazed French doors to the side. Door into:

Shower Room & WC (6' 09" x 6' 07") or (2.06m x 2.01m)

Comprising walk in shower unit with overhead shower, wash hand basin set in a vanity unit and low level W.C.

Tiled walls, parquet effect flooring, stainless steel heated towel rail and double glazed obscure window to the rear.

First Floor Landing

Access to loft space and double glazed window to the side.

Bedroom 1 (14' 02" x 9' 06") or (4.32m x 2.90m)

Storage cupboard housing gas central heating boiler, radiator and two double glazed windows to the rear.

Bedroom 2 (11' 0" x 10' 06") or (3.35m x 3.20m)

Storage cupboard, radiator and double glazed window to the front.

Bedroom 3 (9' 04" x 7' 05") or (2.84m x 2.26m)

Over stairs bulkhead, radiator and double glazed window to the front.

Bathroom/W.C.

Comprising panelled bath, wash hand basin set in a vanity unit and low level W.C. Tiled walls, tiled flooring, radiator and double glazed obscure window to the rear.

Outside

Gravelled driveway to the front with parking for several vehicles, pedestrian gated access to the side leading to an enclosed rear garden laid to lawn and gravel and patio areas.

Broadband and Mobile phone

Broadband is available in the vicinity and the mobile phone signal in the area is deemed to be good.

Services

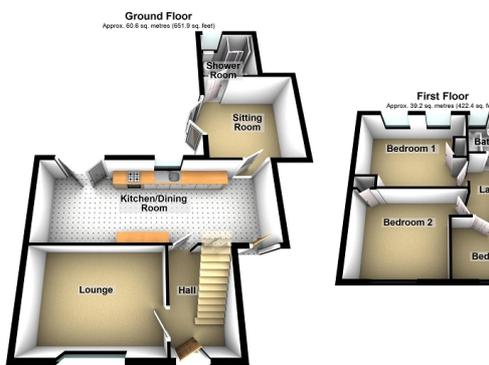
Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

A



Total area: approx. 99.8 sq. metres (1074.4 sq. feet)



Important notice

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