



71 Pellau Road, Port Talbot – SA13 2LG

Port Talbot

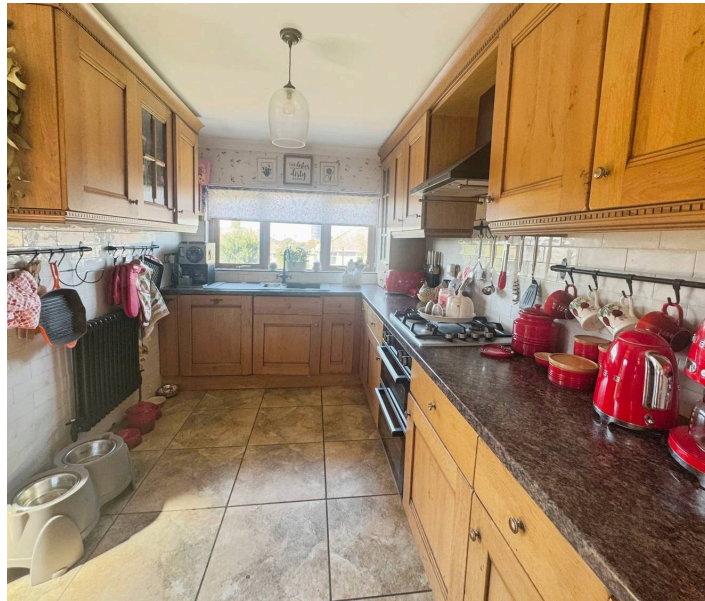
£190,000

71 Pellau Road

Port Talbot

This three bedroom semi detached house presents a wonderful opportunity for first time buyers seeking a well-proportioned and versatile home. Upon entering the property, you are welcomed by a spacious hallway that provides access to two generous reception rooms, both of which are filled with natural light and offer flexible living and dining options to suit a variety of lifestyles. The kitchen is thoughtfully designed, featuring ample storage and workspace, making it ideal for preparing family meals or entertaining guests. A convenient downstairs WC adds practicality for busy households and visiting guests. Upstairs, the property boasts three well-sized bedrooms, each offering comfortable accommodation and the potential for use as bedrooms, a home office or a nursery, depending on your needs. The family bathroom is modern and well-appointed, featuring a contemporary suite and stylish finishes.

Throughout the home, neutral décor and quality flooring create a welcoming atmosphere that is ready for you to move in and make your own. The layout of the house has been carefully considered to maximise both space and functionality, ensuring there is plenty of room for growing families or those seeking extra space to work from home. Additional benefits include double glazing and central heating, providing comfort and energy efficiency all year round.





The property's location is ideal for access to local amenities, schools and transport links, making it a practical choice for commuters and families alike. Whether you are looking for your first step onto the property ladder or searching for a home that combines comfort, style and convenience, this three bedroom semi detached house is sure to impress. Early viewing is highly recommended to fully appreciate the generous proportions, well-maintained interiors and excellent potential on offer.

- Three bedroom semi detached house
- Two reception rooms
- Downstairs WC
- Kitchen
- Family bathroom
- Ideal first time purchase
- Rear garden



Entrance

Via PVCu door into hallway finished with artexed ceiling, part panel/part emulsioned walls, radiator and original flooring. Stairs leading to first floor with fitted carpet. Under stair storage.

Reception 1

11' 8" x 13' 7" (3.56m x 4.14m)

Max measurements. Coved ceiling, PVCu bay window overlooking the front of the property, feature fire surround and hearth housing electric fire and radiator.

Reception 2

17' 11" x 14' 4" (5.46m x 4.36m)

Coved ceiling, ceiling rose, PVCu double glazed door with side windows leading out to the rear garden, PVCu double glazed window overlooking the side of the property, radiator, feature fire surround housing old cast fire. Built in storage cupboard. Under stair storage area. Door to kitchen.

Kitchen

12' 5" x 7' 5" (3.78m x 2.26m)

Coved ceiling, part papered/ part tiled walls, PVCu double glazed window overlooking the rear of the property, radiator and tiled flooring. A range of wall and base units with complementary work surface housing a sink/drainage. Space for fridge/freezer. Integrated electric oven, grill and gas hob. Opening into inner porch.

Inner porch

Plumbing for automatic washing machine. Door leading to rear garden. Door leading to downstairs WC.

Downstairs WC

4' 9" x 2' 5" (1.44m x 0.73m)

Part emulsioned/ part tiled walls, PVCu obscure double glazed window overlooking the side of the property radiator, low level WC and tiled flooring.

First floor landing

Via stairs with fitted carpet. Artexed ceiling, access to loft, part emulsioned/part panelled walls and laminate flooring.

Family bathroom

5' 10" x 4' 4" (1.79m x 1.32m)

Part emulsioned/ part tiled walls, PVCu obscure double glazed window overlooking the rear of the property, radiator and tiled flooring. Three piece suite comprising Victorian style WC, wall mounted sink and freestanding bath with overhead shower and glass shower screen.

Bedroom 1

11' 10" x 10' 10" (3.61m x 3.31m)

Artexed and coved ceiling, PVCu double glazed window overlooking the rear of the property, radiator and fitted carpet. Built in cupboard.

Bedroom 2

11' 0" x 10' 10" (3.36m x 3.31m)

Artexed and coved ceiling, PVCu double glazed window overlooking the front of the property and radiator.

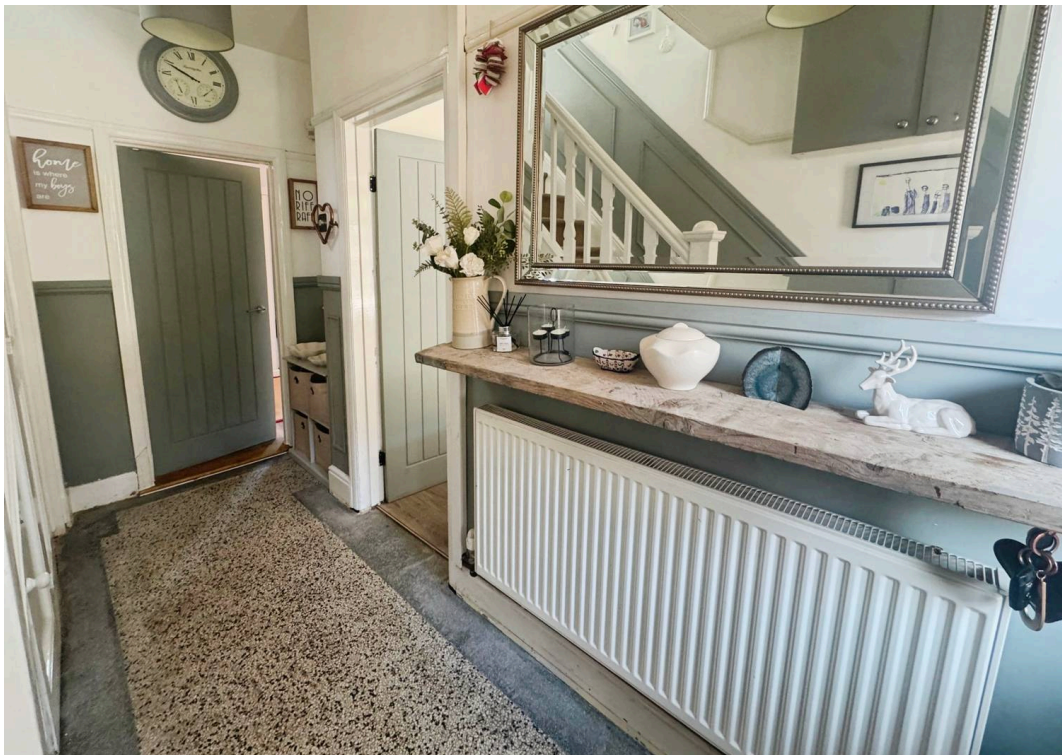
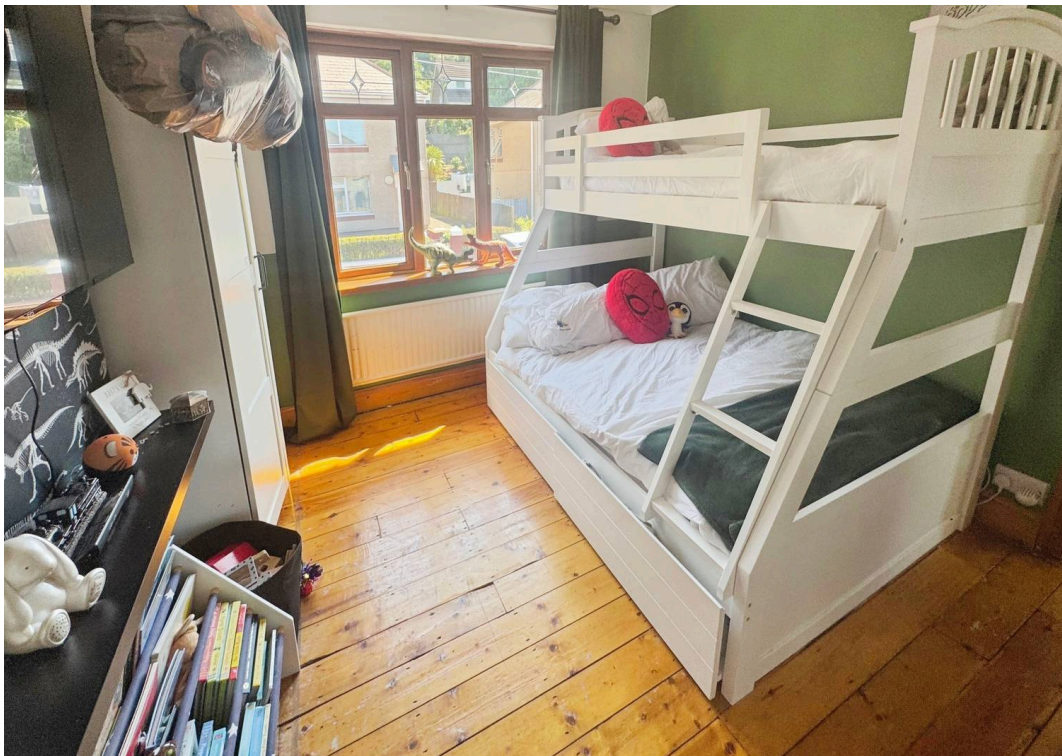
Bedroom 3

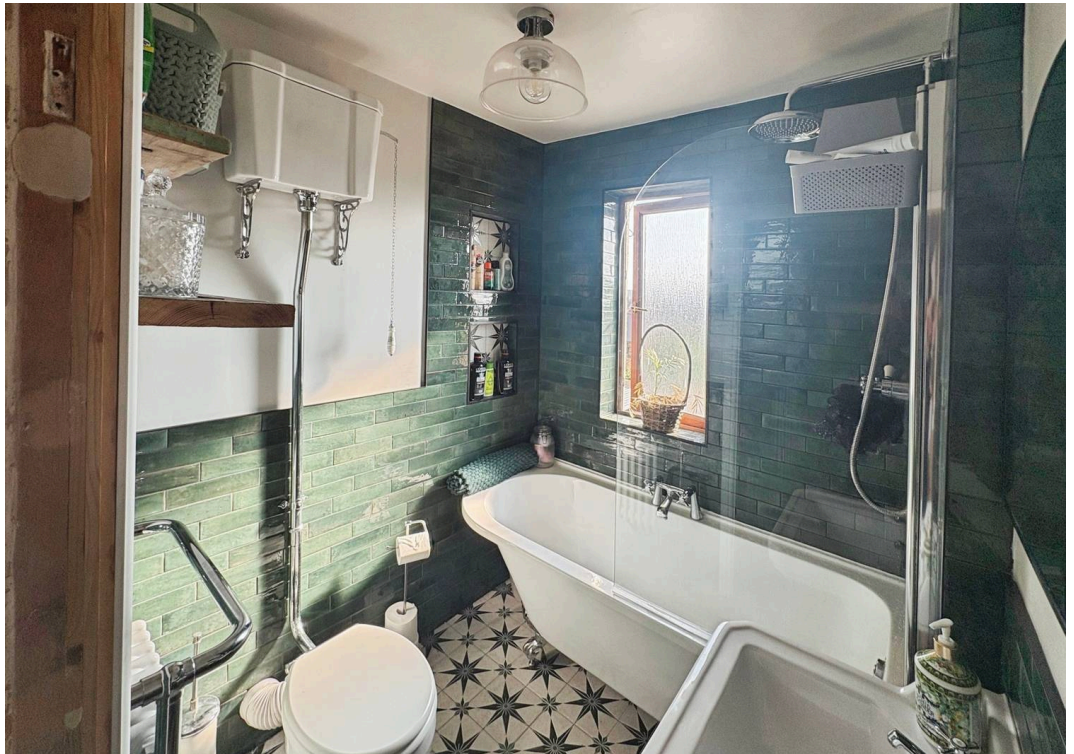
8' 0" x 7' 3" (2.45m x 2.21m)

PVCu double glazed window overlooking the front of the property, radiator and original floorboards.

Outside

Enclosed rear garden with area laid to patio with wrought iron fencing and steps leading down to area laid to lawn, mature shrubs and plants with pathway leading to the rear of the garden. Two storage sheds. The front of the property has steps leading to the front door and an area laid to patio.





**Payton
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Payton Jewell Caines, 53 Station Road – SA13 1NW

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

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