

57 Sitwell Way, Port Talbot

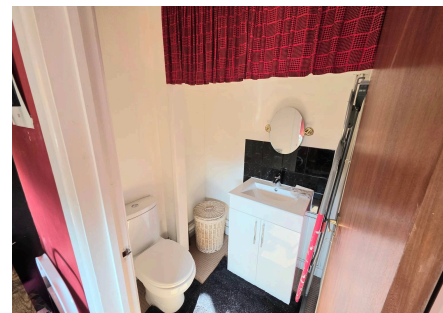
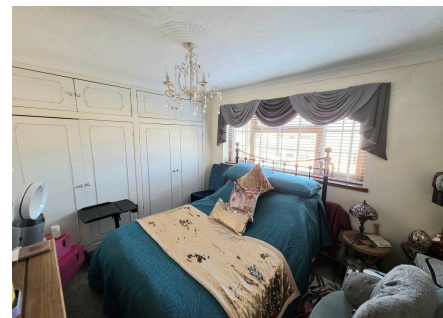
£399,950 Freehold

Spacious four / five Bedroom detached house • Three reception rooms • Family bathroom, Ensuite and downstairs w.c. • Fitted storage to all bedrooms. • Spacious lounge • Attractive front and rear gardens • Garage and driveway and for off road parking • Close proximity to Aberavon seafront

DanielMatthew
ESTATE AGENTS



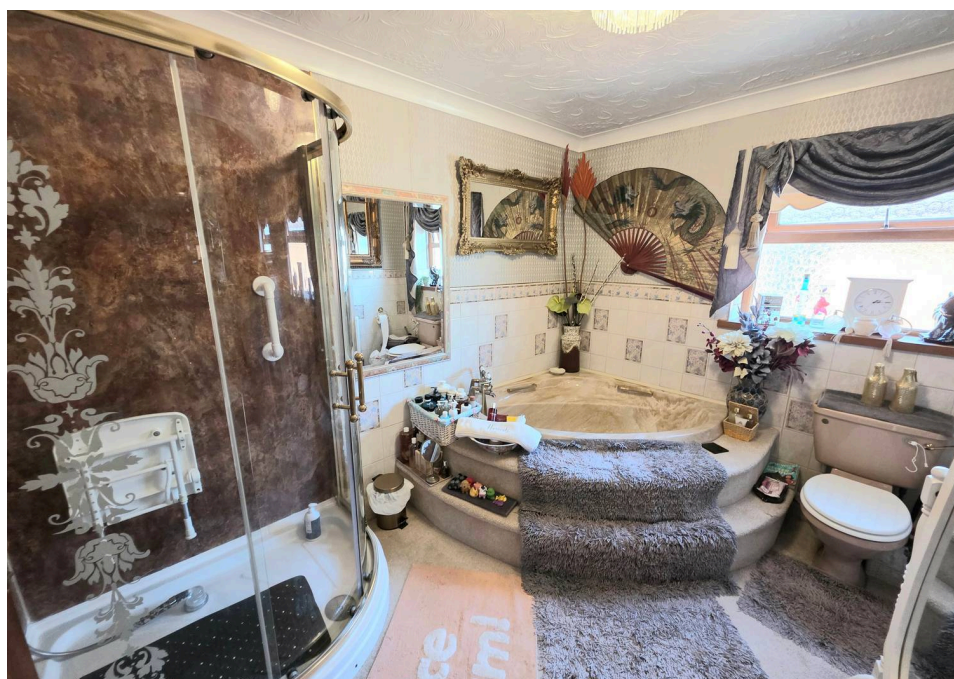
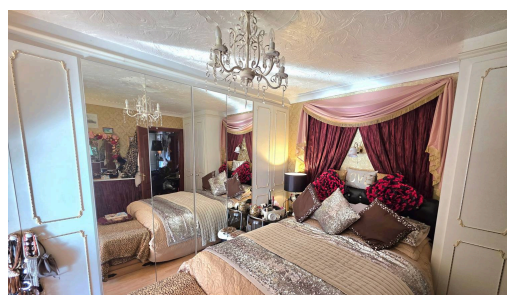
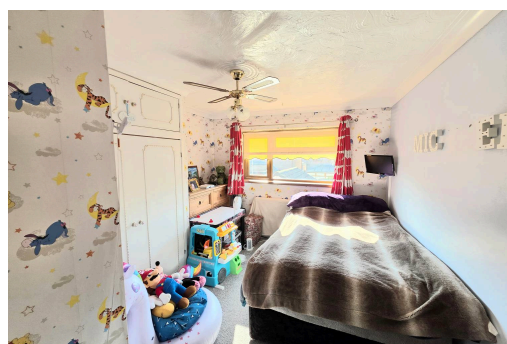
- Spacious four / five Bedroom detached house
- Three reception rooms
- Family bathroom, Ensuite and downstairs w.c.
- Fitted storage to all bedrooms.
- Spacious lounge
- Attractive front and rear gardens
- Garage and driveway and for off road parking
- Close proximity to Aberavon seafront



Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency
Rating: C





Hallway

Access via Oak effect Upvc front door with double glazed side panel into hallway. Emulsioned coved ceiling with pendant light fitting, wallpapered walls, radiator, ceramic floor tiles. Stairs to first floor accommodation and doors leading off.

Lounge

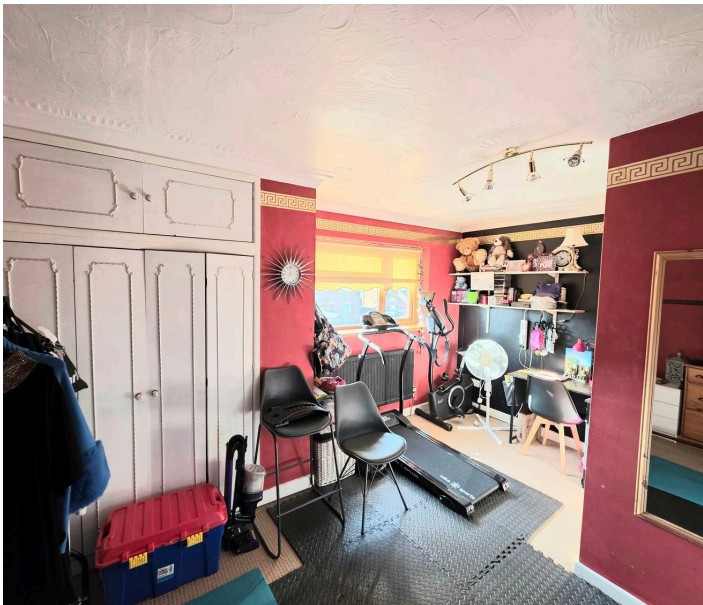
Double doors from hall into lounge. Emulsioned coved ceiling with inset spotlights, wallpapered walls, radiator, wood effect laminate floor. Marble hearth with white fire surround and mantle. Front facing Oak effect Upvc French doors with glazed side panels. Double doors into reception two.

Kitchen

Artex coved ceiling with pendant light fitting, wallpapered walls, ceramic floor tiles, radiator. Side facing Oak effect Upvc double glazed window with fitted roller blind. Room is fitted with a range of white floor and wall cupboards with laminate worktops including a breakfast bar.. Composite 1.5 sink and drainer with black mixer tap. Built in four ring electric hob with overhead extractor hood. Built in high level electric oven with separate grill. Undercounter space for dishwasher.

W.C.

Artex coved ceiling with spotlight fitting, wallpapered walls, radiator, ceramic floor tiles. Side facing frosted Oak effect Upvc double glazed window. Room fitted with white two piece suite comprising; w.c., wall mounted wash hand basin with chrome hot and cold taps.



Utility Room

Artex coved ceiling with pendant light, wallpapered walls, radiator, ceramic floor tiles. Side facing Oak effect Upvc double glazed window. Plumbing for washing machine and space for several appliances.

Rear porch / Utility

Artex coved ceiling, fluorescent tube light fitting, wallpapered walls, vinyl flooring. Space and plumbing for American style side by side fridge freezer. Oak effect Upvc double glazed door and side panel with fitted roller blind. Door into playroom.

Playroom

Artex coved ceiling with pendant light, wallpapered walls, radiator, wood effect laminate flooring. Oak effect Upvc double glazed French doors with fitted vertical blind, leading out to rear garden.

Reception two / Bedroom

Currently used as a bedroom. Artex coved ceiling with pendant light fitting, wallpapered walls, radiator, wood effect laminate flooring. Room fitted with a range of floor to ceiling wardrobe storage. Archway leading into further reception area.

Reception

Artex ceiling with inset spotlights, emulsioned walls, radiator, continuation of wood effect laminate flooring. Rear facing Oak effect double glazed French doors with glazed side panels

Landing

Artex coved ceiling with two pendant light fittings, wallpapered walls, fitted carpet, radiator, built in storage cupboard also housing the gas fired combination boiler. Side facing Oak effect Upvc double glazed window with fitted roller blind. Doors leading off.

Bedroom One

Artex coved ceiling with spotlight fitting, emulsioned walls, radiator, fitted carpet, built in wardrobe storage. Rear facing Oak effect Upvc double glazed window. Door into ensuite.



Ensuite

Artex ceiling, emulsioned walls with ceramic tiles to splashback areas, fitted carpet. Room fitted with white two piece suite comprising; low level w.c., wash hand basin with mixer tap set within white gloss vanity unit.

Bedroom Two

Artex coved ceiling with pendant light, emulsioned walls, radiator, fitted carpet. Floor to ceiling built in wardrobe storage across one wall. Front facing Oak effect Upvc double glazed window with fitted Venetian blind.

Bedroom Three

Artex coved ceiling with central ceiling fan light fitting, wallpapered and emulsioned walls, radiator, fitted carpet. Built in wardrobe storage. Rear facing Oak effect Upvc double glazed window with fitted roller blind.

Bedroom Four

Artex coved ceiling with pendant light, wallpapered walls, radiator, fitted carpet. Built in floor to ceiling wardrobe storage. Front facing Oak effect Upvc double glazed window with fitted Venetian blind.

Family bathroom

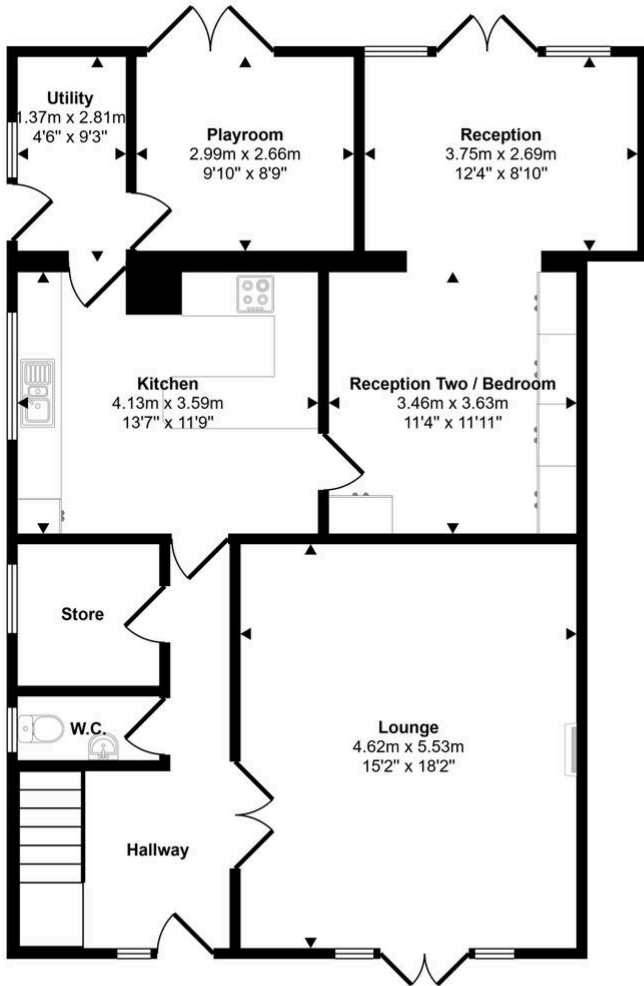
Artex coved ceiling with flush light fitting, wallpaper and ceramic tiles to walls, radiator, fitted carpet. Side facing frosted Oak effect double glazed window. Room fitted with four piece suite comprising; w.c., pedestal wash hand basin with gold finish hot and cold taps, corner bath with mixer tap and shower head attachment. Corner shower cubicle with white shower tray, Respatex wall panels and Triton electric shower with sliding doors.

Garden

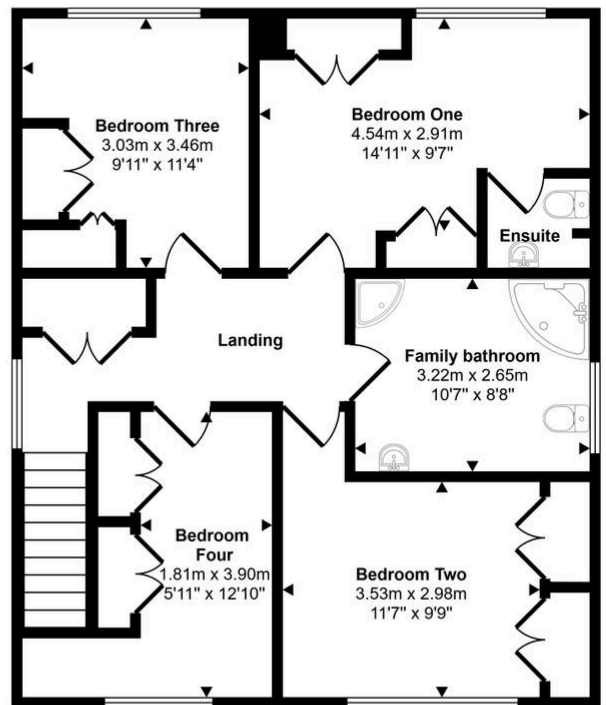
Front garden is bounded on three sides by brick walls. Double gates lead onto concrete driveway with path to front door. Front laid mainly to lawn with a variety of bordering shrubs. Wooden gate and fence leading to side concrete area and rear garden. Enclosed rear garden bounded on three sides by brick walls. Laid mainly to lawn with concrete patio area. Path leads to brick and block built garage with pitched tiled roof, front wooden access doors and side courtesy door.



Approx Gross Internal Area
169 sq m / 1821 sq ft



Ground Floor
Approx 96 sq m / 1038 sq ft



First Floor
Approx 73 sq m / 783 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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