



26 Lilian Street, Port Talbot – SA12 6AJ

Port Talbot

£140,000

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This well presented three bedroom terraced property offers a fantastic opportunity for families and professionals seeking a spacious and comfortable home in a highly sought-after area. Upon entering the property, you are welcomed into a bright and inviting hallway that leads to two generous reception rooms, providing flexible living space that can be adapted to suit your lifestyle needs (whether you are looking for a formal lounge, a dining area, or a playroom). The spacious kitchen is well-appointed with ample storage and worktop space, making it ideal for both every-day cooking and entertaining guests. Upstairs, you will find three well-proportioned bedrooms, each offering plenty of natural light and comfortable accommodation for the whole family. The bathroom is spaciouly designed, featuring four piece suite to ensure convenience. The property benefits from a beautiful rear garden, perfect for relaxing and enjoying time with family and friends. Located close to a range of local amenities, including shops, cafes, and leisure facilities, this home is also within easy reach of highly regarded schools, making it an excellent choice for families with children. Excellent transport links provide straightforward access to surrounding areas, ensuring a convenient commute for professionals. Offered to the market with no onward chain, this property presents a rare opportunity to secure a move-in ready home in a desirable location. Early viewing is highly recommended to fully appreciate the space, quality, and lifestyle this charming terraced house has to offer.





- 3 Bedroom Terraced Property
- 2 Reception Rooms
- Spacious Kitchen & Bathroom
- Beautiful Rear Garden
- Sought-after area
- No onward chain
- Close to local amenities and good schools

Porch

2' 11" x 3' 3" (0.90m x 1.00m)

uPVC opaque door to the entrance and laminate flooring.

Inner Hallway

3' 3" x 6' 11" (1.00m x 2.10m)

Laminate flooring and radiator.

Reception One

15' 5" x 10' 10" (4.70m x 3.30m)

uPVC window, laminate flooring and radiator.

Reception Two

11' 2" x 19' 0" (3.40m x 5.80m)

uPVC French doors leading to the rear garden, feature fireplace, two radiators and laminate flooring.



Kitchen

11' 10" x 9' 10" (3.60m x 3.00m)

A range of wall and base cabinets, space for washing machine, tumble dryer, fridge and freezer and freestanding oven. uPVC window, opaque uPVC door and radiator.

Landing

14' 1" x 5' 3" (4.30m x 1.60m)

Carpeted and loft access hatch.

Bedroom One

12' 2" x 8' 2" (3.70m x 2.50m)

Carpeted floors, built in wardrobes, uPVC window and radiator.

Bedroom Two

8' 10" x 7' 7" (2.70m x 2.30m)

Carpeted floors, uPVC window and radiator.

Bedroom Three

13' 5" x 13' 1" (4.10m x 4.00m)

Carpeted floors, uPVC window and radiator.

Bathroom

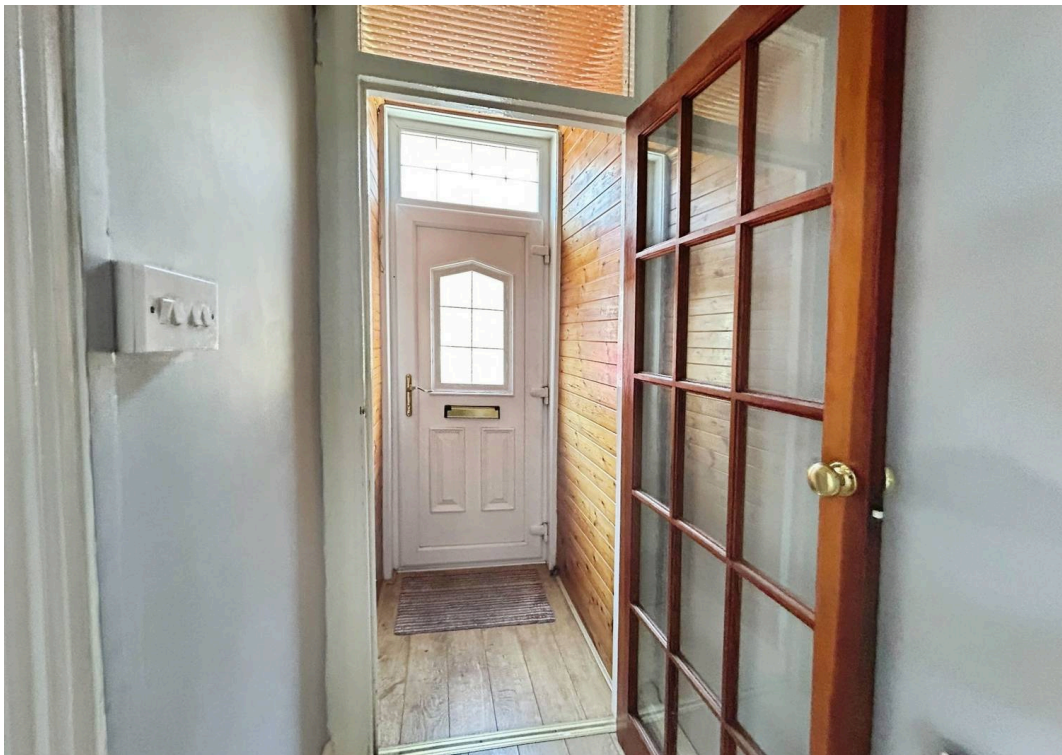
9' 10" x 13' 1" (3.00m x 4.00m)

Radiator, airing cupboard, uPVC opaque window and vinyl flooring.

Four piece suite comprising WC, wash hand basin, bath and shower.

Outside

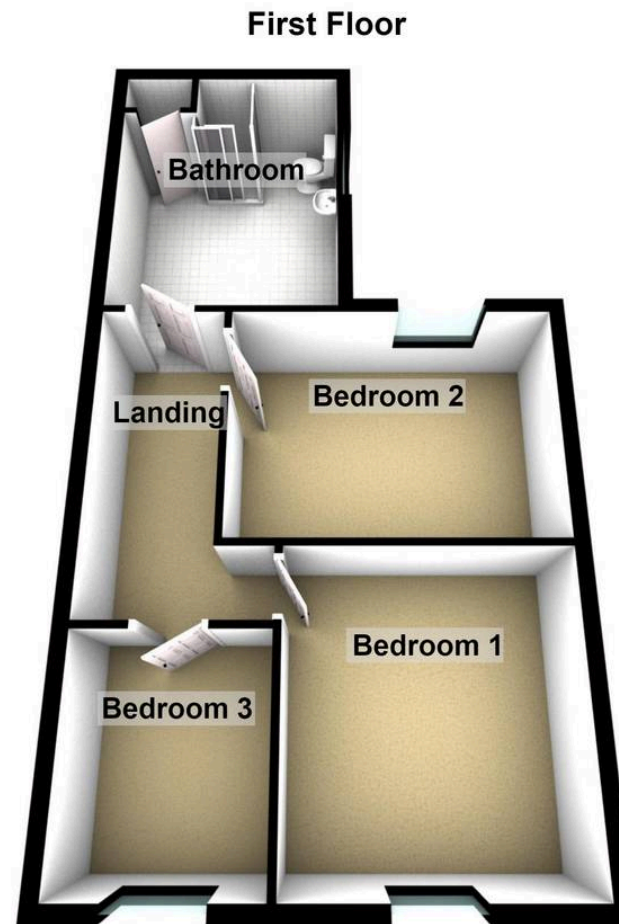
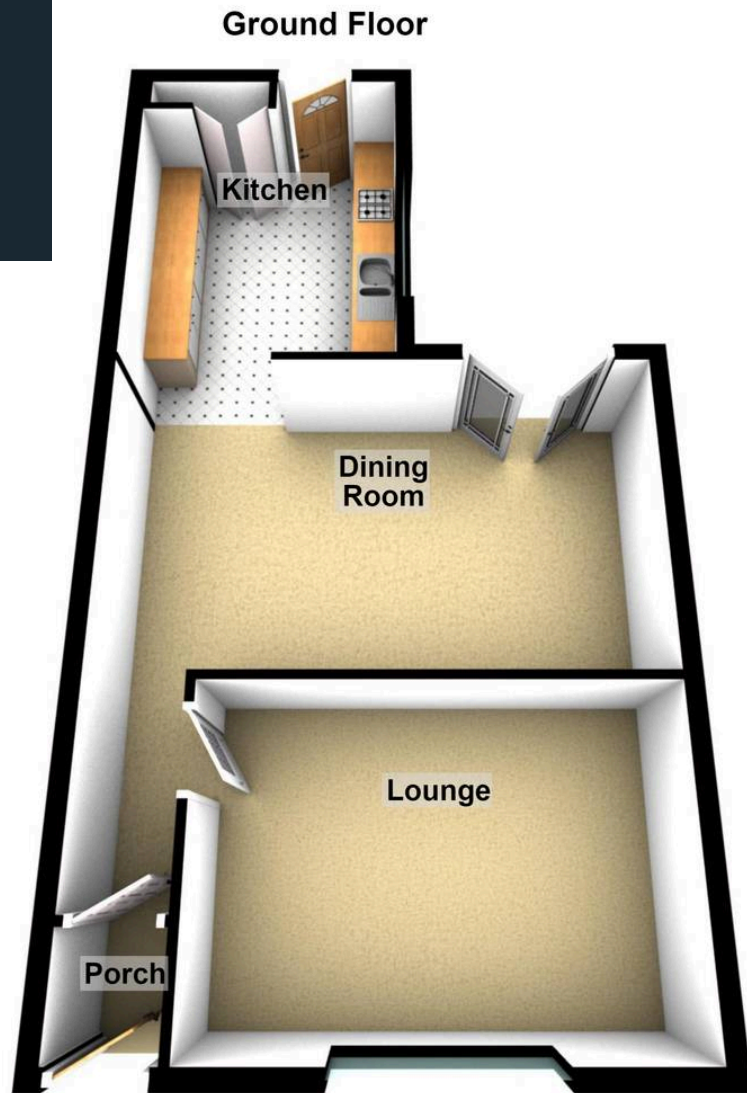
The rear garden is laid to patio and lawn with plants. Shed and rear access. Potential to add parking (subject to planning).





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



26 Lilian Street, Port Talbot

Payton Jewell Caines

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