



5 Bridge Terrace, Port Talbot

£180,000 Freehold

Three bedroom end terrace near amenities. Features spacious living, conservatory, modern bathroom, off-road parking, and double glazing. Ideal for families or investors. Early viewing advised.

Council Tax band: C

Tenure: Freehold

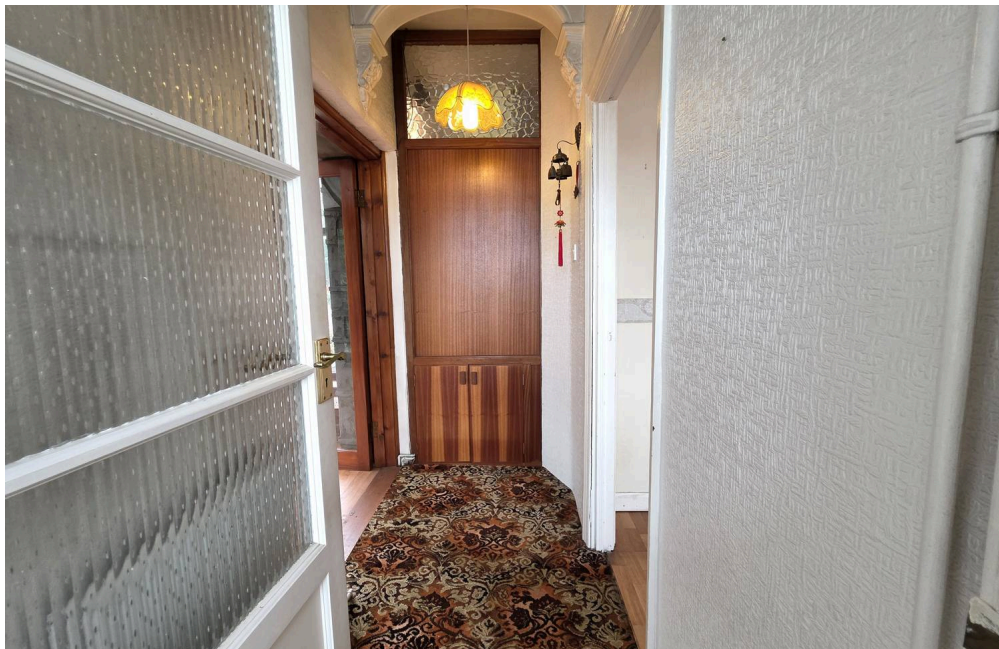
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

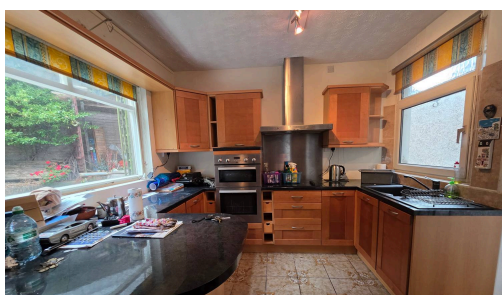
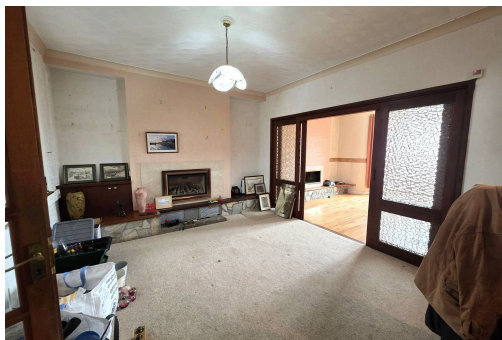
DanielMatthew
ESTATE AGENTS



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- Three Bed End Terrace
- Investment potential
- Conservatory
- Close to local amenities
- Off-road parking to the rear
- Two Reception Rooms
- Many Original Features
- Fitted Kitchen & Utility Room
- Excellent Transport Links



Porch

Access via Upvc door. Emulsioned ceiling. Papered and tiled walls. Carpet. Door leading to:-

Hallway

Emulsioned ceiling and light pendant. Papered walls. Original features. Built in cupboard. Radiator. Fitted carpet. Doors leading off.

Conservatory

10' 2" x 9' 0" (3.09m x 2.75m)

The room benefits from large Upvc double-glazed windows. Glazed French doors leading to front of property. Pitched glazed roof. Wood-effect flooring and exposed brick walls.

Reception One

13' 5" x 13' 4" (4.09m x 4.07m)

Papered and coved ceiling with pendant light. Papered walls with border. Upvc double glazed window to front elevation. Radiator. Wooden flooring. Sliding wooden doors leading to reception room two. Feature electric fireplace.

Reception Two

17' 2" x 12' 1" (5.22m x 3.68m)

Artexed and coved ceiling with pendant light. Papered walls. Radiator. Fitted carpet. Feature electric fire with a tiled hearth. Stairs leading to first floor. Original glazed window with secondary double-glazed unit fitted to rear elevation.

Kitchen

10' 2" x 9' 10" (3.10m x 2.99m)

Artexed ceiling with light fitting. Emulsioned and partly tiled walls. Original glazed window with secondary double-glazed unit fitted to side elevation. Wall and base units with worktops over. Black composite sink with draining board and mixer tap. Electric oven and grill. Ceramic hob with extractor fan above. Tiled flooring. Radiator. Upvc double glazed door leading to porch.

Porch

5' 10" x 3' 5" (1.79m x 1.05m)

Enclosed entrance porch with glass windows, providing useful additional storage space and access to the rear of the property.

Utility

Upvc Door. Upvc double glazed window to rear elevation. Light fitting. Wall cupboards. Plumbing for washing machine and tumble dryer. Outside tap connection.

Landing

Ceiling tiles. Papered walls. Fitted carpet. Wall light. Upvc double glazed window to side elevation. Access to loft. Doors Leading to:-

Bedroom One

17' 7" x 13' 4" (5.35m x 4.06m)

Papered ceiling with light fitting. Papered walls. Fitted carpet. Radiator. Upvc double glazed windows to front elevation.

Bedroom Two

12' 4" x 9' 4" (3.76m x 2.84m)

Papered and coved ceiling with light fitting. Papered walls. Built in mirrored wardrobes. Upvc double glazed window to rear elevation. Radiator. Fitted carpet.

Bedroom Three

16' 10" x 10' 6" (5.12m x 3.20m)

Artexed ceiling with light fitting. Papered and emulsioned walls. Upvc double glazed window to rear elevation. Fitted carpet. Radiator. Cupboard with storage and housing boiler.

Shower Room

Emulsioned ceiling with spotlights. Ceramic wall tiles and tiled flooring. Pedestal sink with chrome taps. Shower cubicle with thermostatic shower and shower heads above. WC. Heated towel rail. Upvc double glazed window to side elevation.

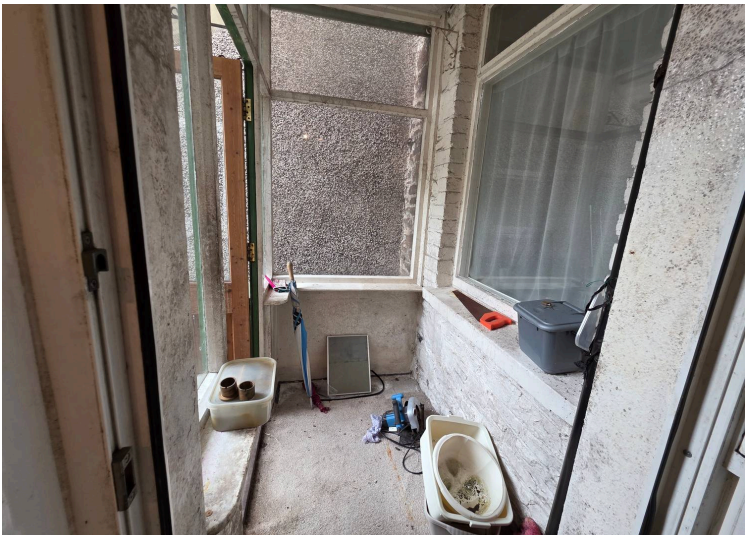


FRONT GARDEN

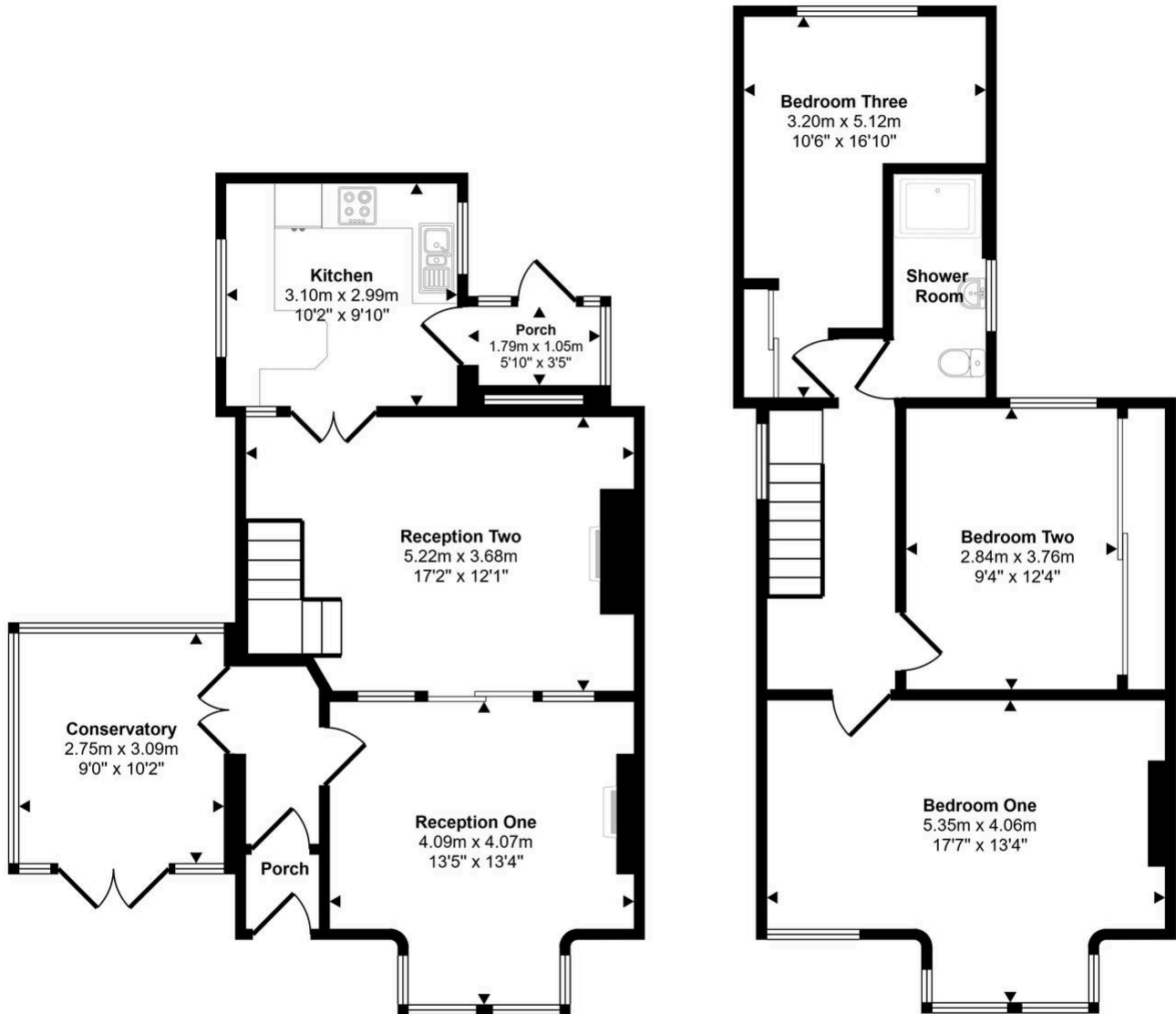
The property enjoys attractive and established gardens, with a lawned frontage and steps leading to front of property and a pathway leading through to the rear. The gardens feature a variety of mature trees, shrubs and planting, creating a pleasant green setting.

REAR GARDEN

Patio area to top of garden. Garage door providing access to the rear driveway. Steps lead down to a further paved patio area to the side, which continues around towards the front of the property. two outdoor sheds. The gardens feature mature planting, established borders and areas of lawn, offering a variety of outdoor spaces with scope for further landscaping and personalisation.



Approx Gross Internal Area
116 sq m / 1250 sq ft



Ground Floor
Approx 60 sq m / 646 sq ft

First Floor
Approx 56 sq m / 604 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.