

Payton  
Jewell  
Caines



15 Pier Close, Port Talbot – SA12 7NT  
Port Talbot

Offers Over £165,000



## 15 Pier Close

Port Talbot

Discover this charming three bedroom semi-detached house, situated in the Sandfields area and just a short stroll to Aberavon Beach, where you'll discover a variety of local restaurants, cozy cafes, a cinema, and a leisure centre. Perfectly designed for first time buyers seeking a comfortable and practical home. Boasting two inviting reception rooms, the property offers versatile living spaces that can easily accommodate family gatherings or cosy evenings in. The layout is both functional and welcoming, ensuring every member of the household has their own space to relax and unwind.

The kitchen is thoughtfully equipped with an adjoining utility area, providing additional storage and workspace to keep your home organised. Ideal for busy mornings or casual meals, this space is a hub for culinary activities and everyday living. Complementing the downstairs layout is a convenient cloakroom W.C., adding to the practicality of this delightful home.



- 3 Bed Semi Detached House
- Kitchen With Utility
- Enclosed Rear Garden
- 2 Reception Rooms
- Downstairs WC & First Floor Shower Room
- Ideal First Time Buy



Upstairs, you will find three bedrooms, each offering ample natural light. The first-floor shower room is sleek and efficient, perfect for busy mornings and winding down at the end of the day.

The fully enclosed rear garden is a true highlight, providing a private outdoor sanctuary where children can play safely or adults can entertain guests in a tranquil setting. Whether you're looking to cultivate a beautiful garden or create a social space for summer barbecues, this backyard offers endless possibilities.

This property represents a fantastic opportunity to step onto the property ladder with a house that combines comfort, space, and potential. Whether you are a first-time buyer or seeking a practical family home, this three bedroom semi-detached house offers a welcoming and adaptable living environment ready to meet your needs. Arrange your viewing today and take the first step towards making this wonderful house your new home.

#### **Mobile Signal**

4G great data and voice

#### **Construction Type**

Floor: Solid, no insulation (assumed)

Roof: Pitched, 270 mm loft insulation

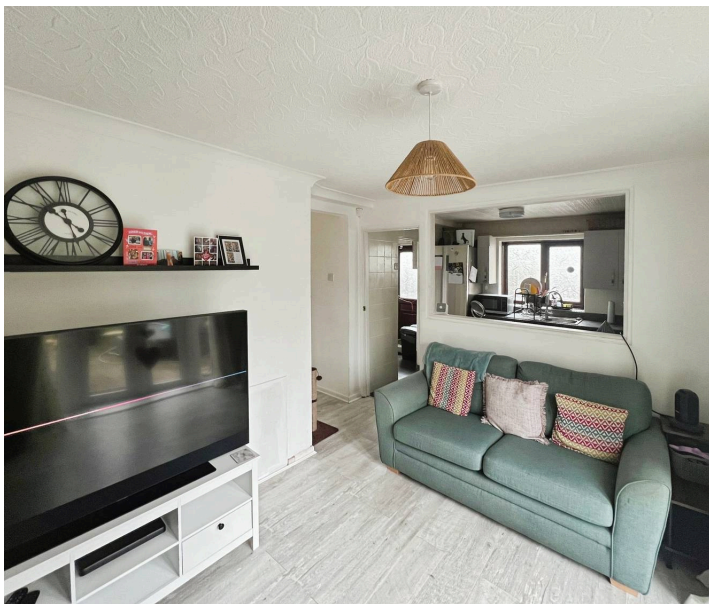
Walls: System built, with external insulation

Windows: Fully double glazed

Lighting: Low energy lighting in 64% of fixed outlets

#### **Coalfield or Mining**

It is indicated that this property is located within 1km of a coalfield or mining area.



### **Entrance Hall**

Accessed via PVCu double glazed door. Skimmed ceiling, emulsioned walls, radiator and grey wood effect laminate flooring. Stairs leading to the first floor. Door leading into the lounge.

### **Lounge**

2.74m x 3.31m (9' 0" x 10' 10") Papered ceiling and walls, front facing PVCu double glazed window, radiator and fitted carpet. Shelving with glass doors.

### **Reception Room 2**

3.20m x 4.60m (10' 6" x 15' 1") Papered ceiling, emulsioned walls, PVCu double glazed patio doors leading to the rear garden, radiator, continuation of laminate flooring and opening into the kitchen.

### **Kitchen**

2.13m x 3.10m (7' 0" x 10' 2") Papered ceiling, tiled walls, side facing frosted PVCu double glazed window and tile effect flooring. Kitchen is fitted with a range of matching wall and base units with roll edge work tops housing a single drainer sink unit. Integrated gas hob with electric oven and extractor hood above and door leading into the utility.

### **Utility**

1.39m x 1.74m (4' 7" x 5' 9") PVCu panelling to the ceiling, respatex walls, side facing frosted PVCu window and door leading to the garden, continuation of the flooring. Kitchen unit with roll edge work surface and plumbing for washing machine. Door leading to downstairs w.c.

### **Downstairs WC**

PVCu panelling to the ceiling, respatex walls, side facing frosted PVCu window, continuation of the flooring and low level w.c.

### **Landing**

Skimmed ceiling, loft access hatch, emulsioned walls and fitted carpet. Door into airing cupboard housing the wall mounted combination boiler fitted approximately 1 year ago. All doors leading off.

### **Bedroom 1**

3.26m x 4.08m (10' 8" x 13' 5") max. Skimmed ceiling, emulsioned walls with one featured panelled wall, front facing PVCu double glazed window, radiator, storage cupboard and fitted carpet.

### **Bedroom 2**

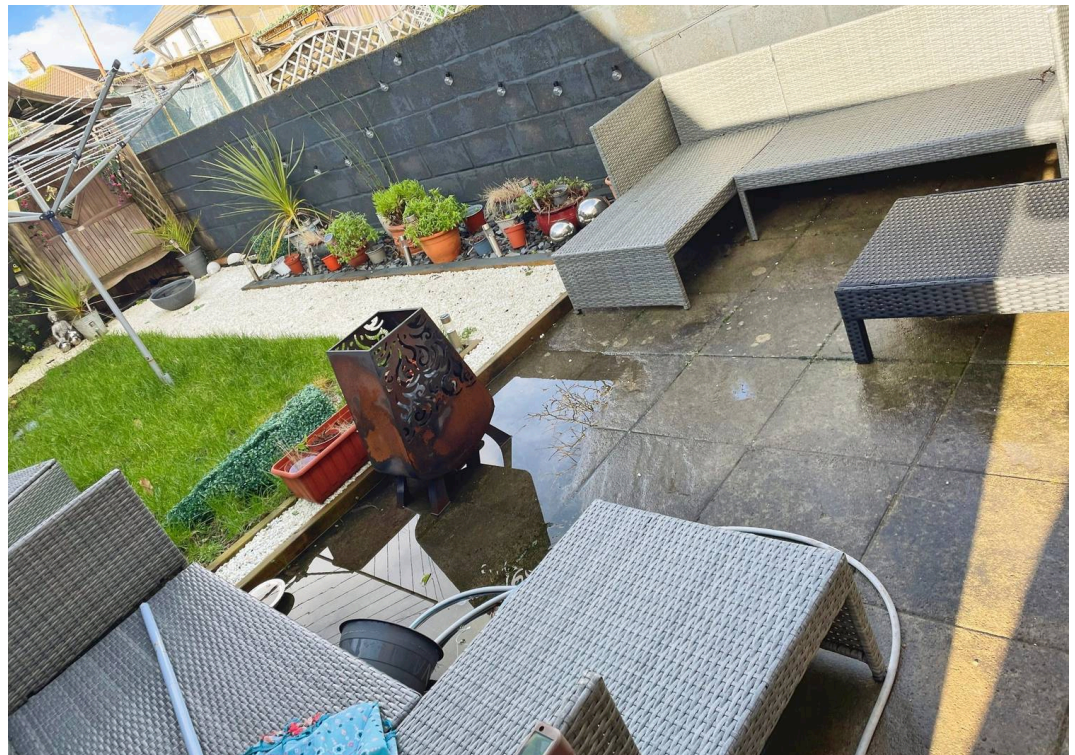
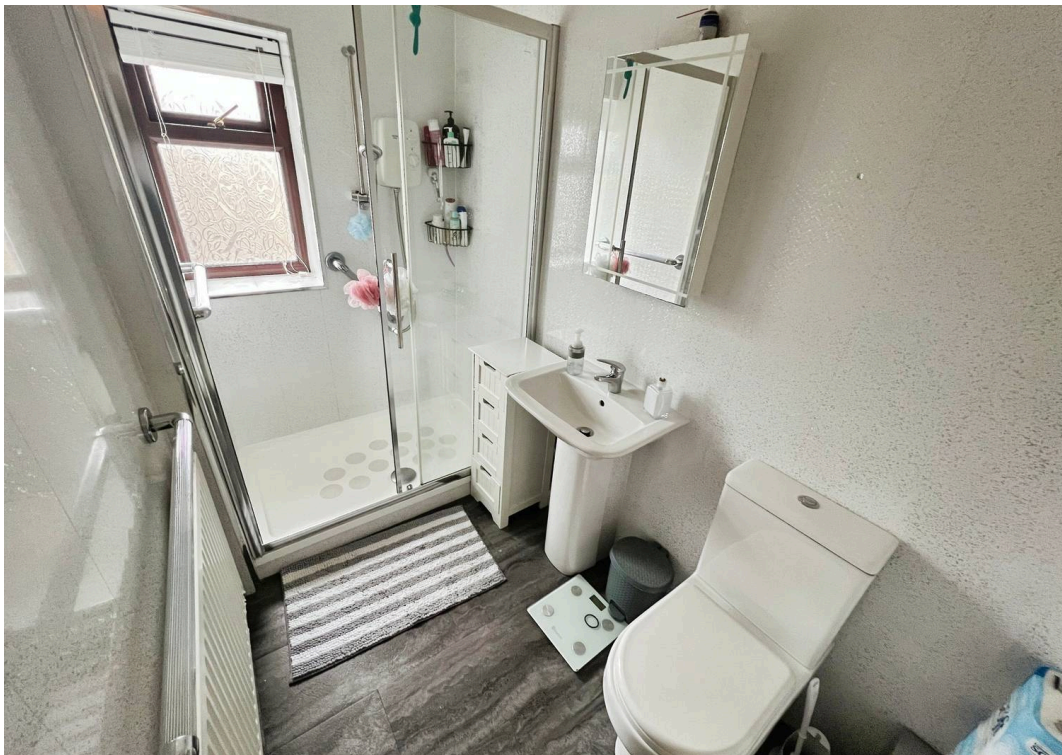
2.68m x 3.20m (8' 10" x 10' 6") Skimmed ceiling, emulsioned walls rear facing PVCu double glazed Window, radiator, mirrored wardrobes and fitted carpet.

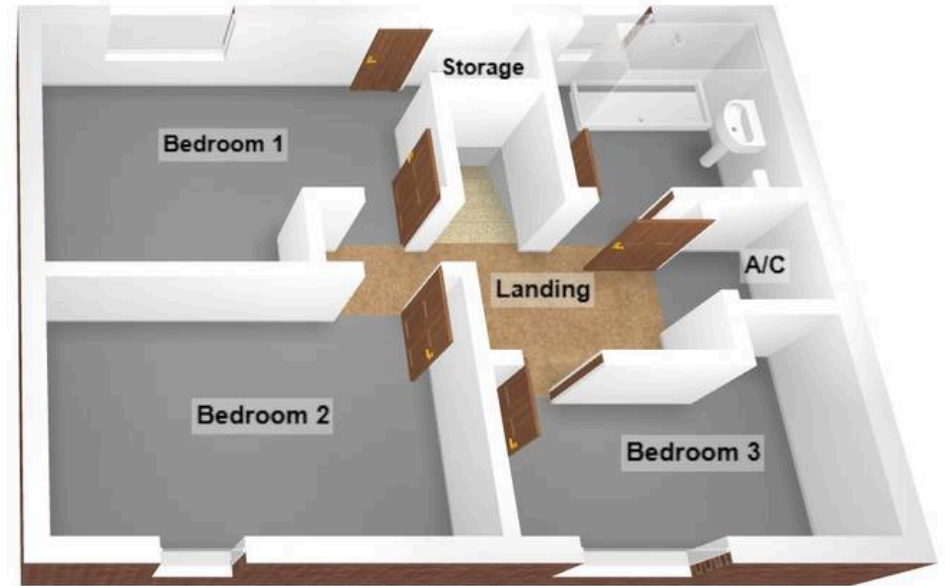
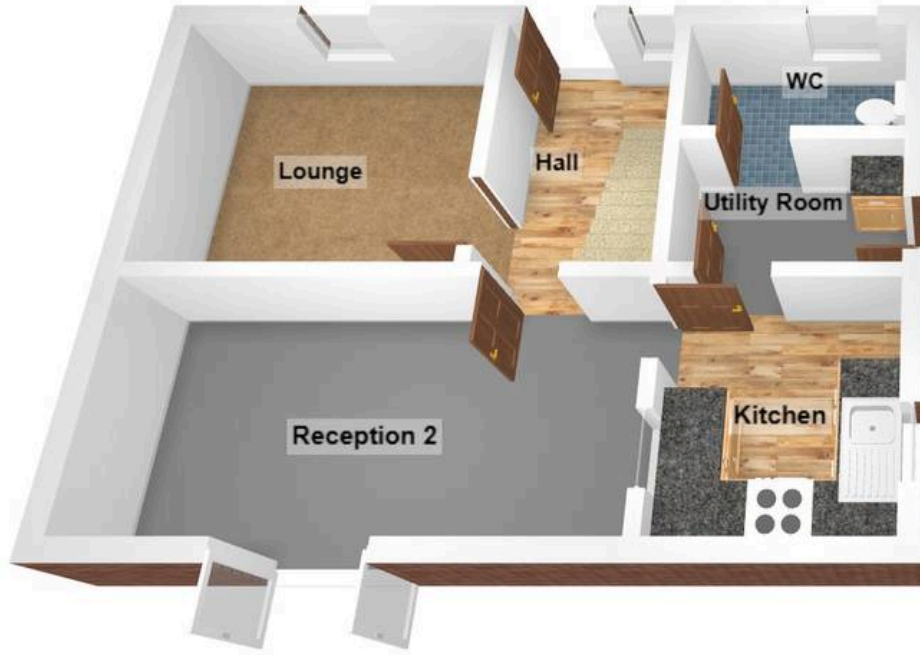
### **Bedroom 3**

2.43m x 2.64m (8' 0" x 8' 8") Textured ceiling, papered walls rear facing PVCu double glazed window, radiator and fitted carpet.

### **Shower Room**

PVCu panelling to ceiling, respatex walls, front facing frosted PVCu double glazed window, radiator and tile effect flooring. Three piece suite comprising pedestal wash hand basin, low level w.c. and shower unit with electric shower attachment.





## Payton Jewell Caines

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