



19 Heol Yr Orsedd, Port Talbot – SA13 2HL

Port Talbot

£140,000

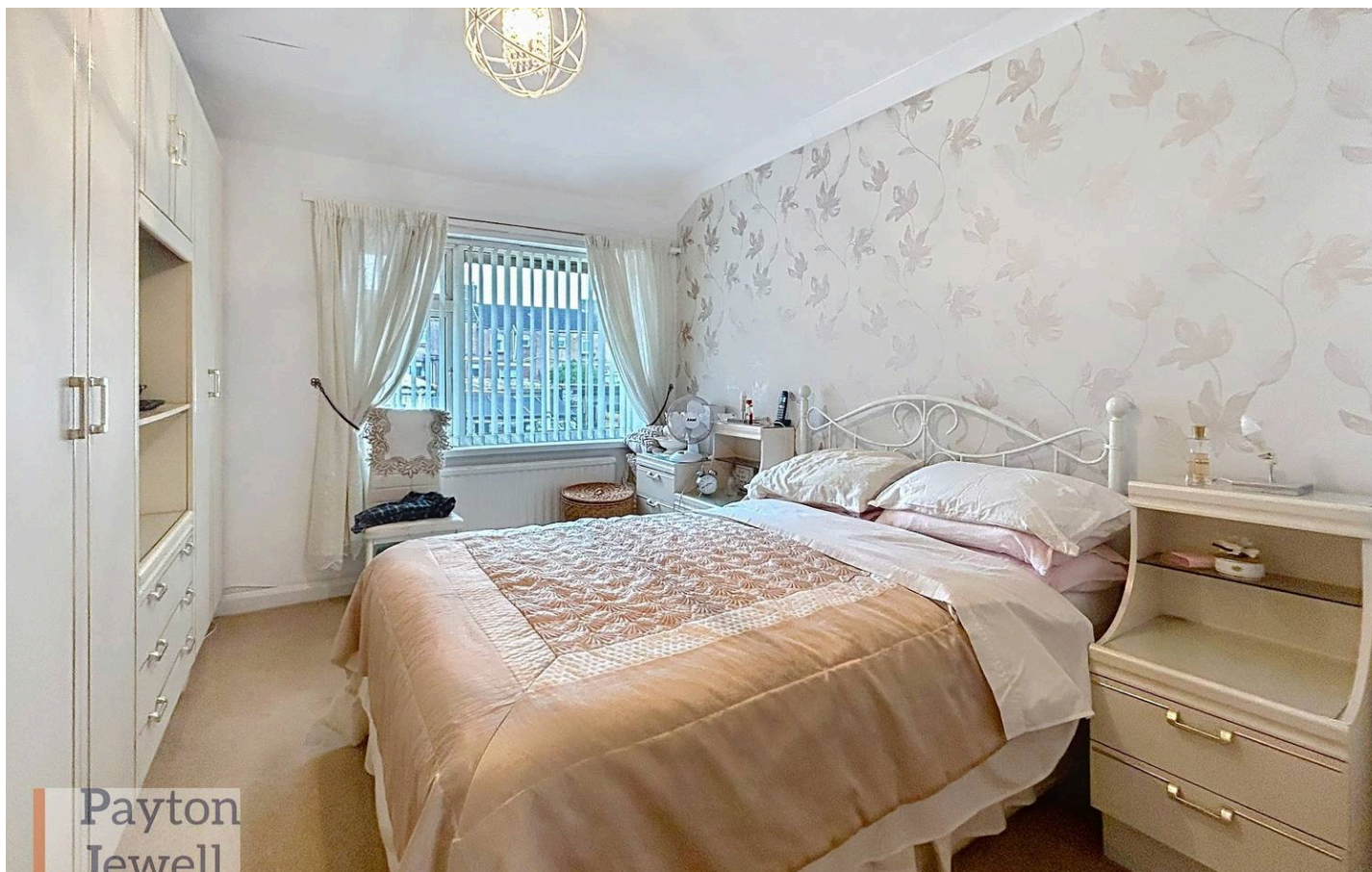
19 Heol Yr Orsedd

Port Talbot

Welcome to this three bedroom semi detached house, perfectly situated in the sought after area of Taibach. Step inside and you will find a spacious and bright living area, ideal for relaxing evenings or entertaining friends. The kitchen is practical and well laid out, offering plenty of storage and workspace for all your culinary needs. Upstairs, there are three comfortable bedrooms, as well as a modern first floor bathroom (perfect for busy mornings or a relaxing soak at the end of the day). The property also benefits from a garage and off road parking, making life that little bit easier when you come home. This home is ideal for first time buyers looking to get onto the property ladder, or anyone searching for a comfortable and welcoming place to call their own. Located close to local amenities, schools, and transport links, everything you need is right on your doorstep. With its great location and practical features, this property offers a fantastic opportunity to settle into a friendly neighbourhood and enjoy everything Taibach has to offer. Book your viewing today and see for yourself.

- Three bedroom semi detached house
- Sought after area of Taibach
- Garage and off road parking
- First floor bathroom
- Ideal first time purchase





Entrance hall

6' 7" x 3' 7" (2.00m x 1.10m)

Via PVCu opaque front door into the entrance hall.
Radiator.

Lounge

11' 10" x 22' 0" (3.60m x 6.70m)

Fitted carpet, PVCu opaque window, PVCu sliding door and two radiators.

Kitchen / breakfast room

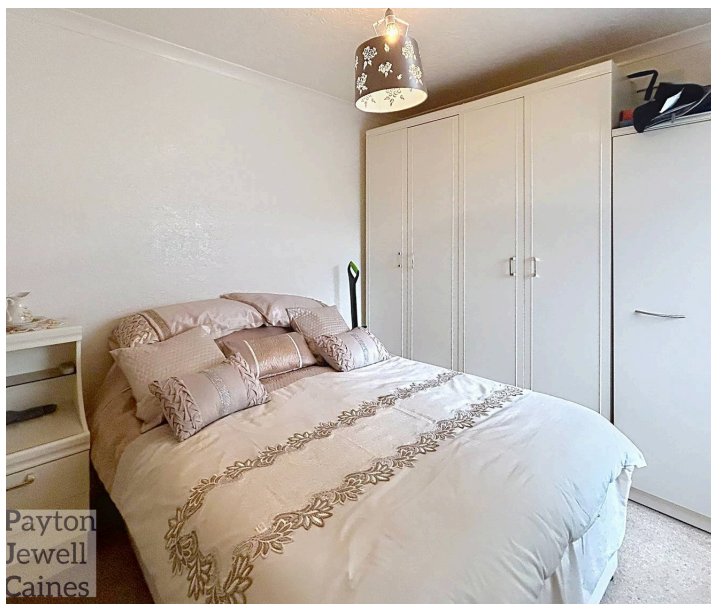
6' 7" x 22' 4" (2.00m x 6.80m)

A range of wall and base units, breakfast bar, space for freestanding cooker, space for under counter fridge and freezer and appliances. PVCu opaque window and door and tiled flooring.

Dining room

12' 6" x 9' 10" (3.80m x 3.00m)

PVCu window, fitted carpet and radiator.



Landing

Fitted carpet and PVCu opaque window to the stairway.

Bedroom 1

9' 10" x 11' 2" (3.00m x 3.40m)

Radiator, fitted carpet and PVCu window.

Bathroom

9' 2" x 5' 7" (2.80m x 1.70m)

Three piece suite comprising bath with overhead shower, WC and wash hand basin. Tiled flooring and opaque PVCu window.

Bedroom 2

14' 5" x 9' 6" (4.40m x 2.90m)

PVCu window, radiator, fitted carpet and fitted wardrobes.

Bedroom 3

8' 2" x 9' 10" (2.50m x 3.00m)

Fitted carpet, PVCu window, radiator and fitted wardrobes.

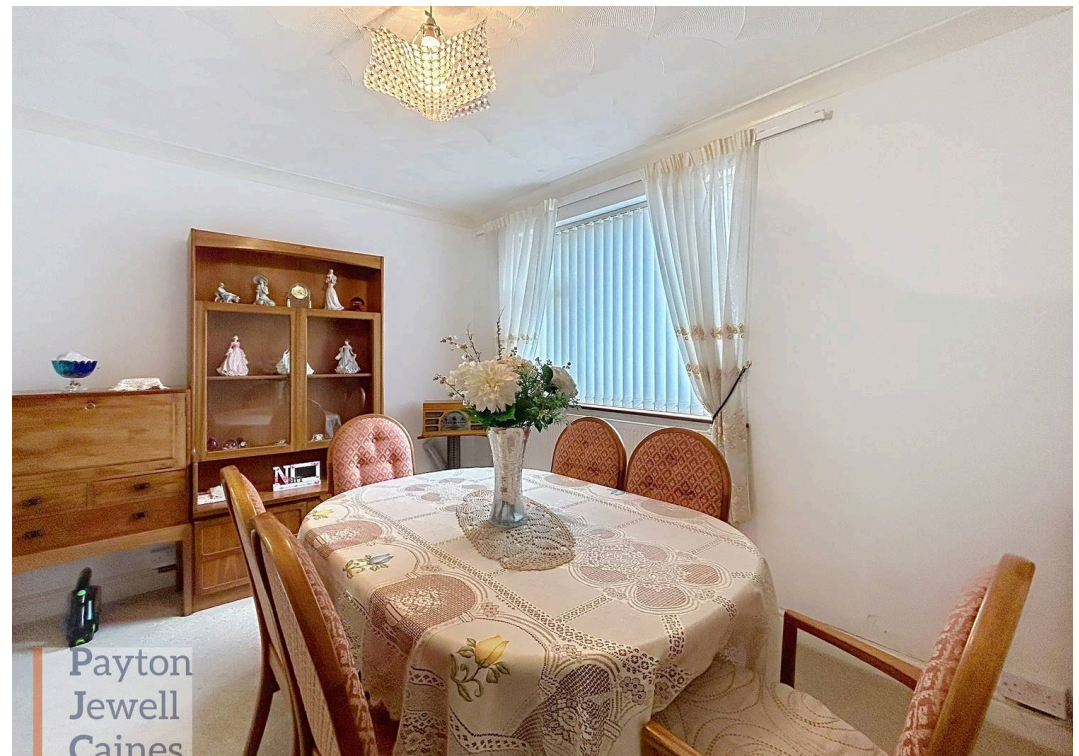
Outside

Two tiered rear garden laid to Astroturf with garage and side access.

Garage

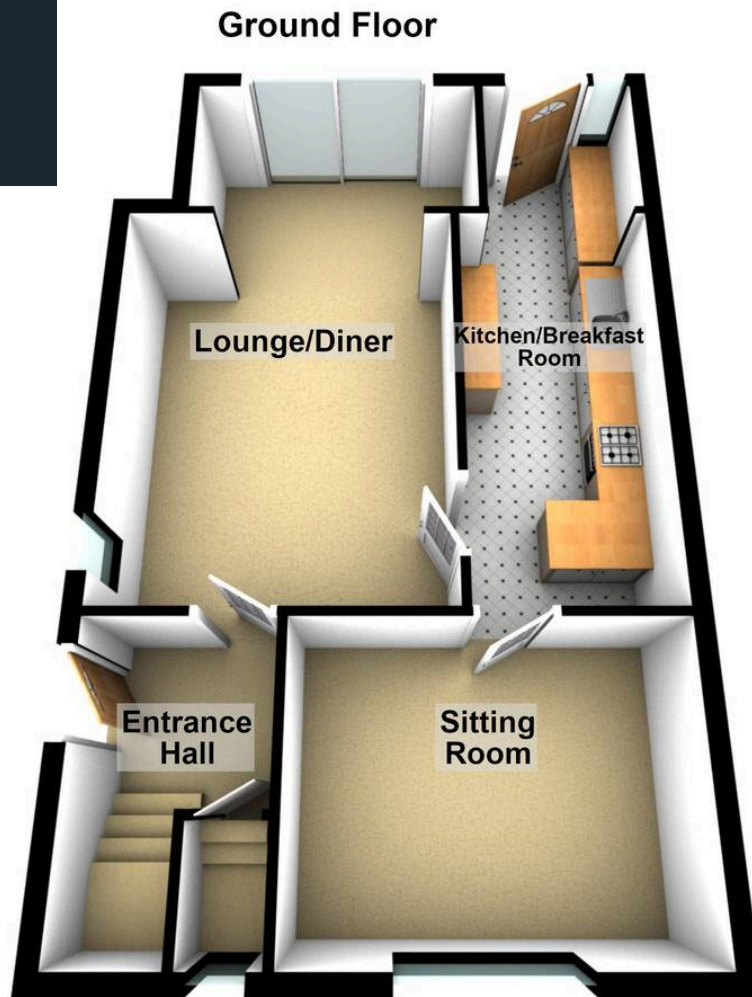
65' 7" x 98' 5" (20.00m x 30.00m)

Measurements provided by the vendor.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		



19 Heol Y Orsedd, Port Talbot

Payton Jewell Caines

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