



**8 Incline Row, Port Talbot – SA13 1TT**  
Port Talbot

Offers Over **£80,000**

## 8 Incline Row

### Port Talbot

This well-presented two bedroom semi-detached maisonette is situated in the highly sought after area of Taibach. The property features a spacious living area, two generously sized bedrooms, a fitted kitchen and a bathroom. As a leasehold property, it offers an excellent opportunity for first-time buyers or investors. The maisonette is conveniently located close to local amenities and reputable schools, making it ideal for families and professionals alike. On-street parking is available, with the potential to add private parking via the rear lane (subject to planning permission). The property is offered with no ongoing chain, ensuring a straightforward and efficient purchase process.

The outside space includes a private rear garden, perfect for relaxing or entertaining guests, as well as a shared front garden that adds to the welcoming feel of the home. The rear garden provides ample room for outdoor seating or play equipment, while the shared front garden is maintained to a good standard. The location also benefits from easy access to public transport links and scenic local parks. This property combines comfortable living with practical outside space in a desirable neighbourhood. Early viewing is highly recommended to fully appreciate what this maisonette has to offer.





- Two bedroom first floor maisonette flat
- Leasehold
- Rear garden and shared front garden
- Sought after area of Taibach
- Close to local amenities and Schools
- On street parking but the ability to possibly add parking via lane STPP
- No ongoing chain

#### **Entrance**

7' 10" x 3' 3" (2.40m x 1.00m)

Via PVCu opaque front door into the ground floor entrance. Radiator, opaque PVCu window and laminate flooring. Stairs to the accommodation.

#### **Landing**

6' 3" x 6' 7" (1.90m x 2.00m)

Access to loft, radiator and fitted carpet.

#### **Reception room**

15' 5" x 11' 2" (4.70m x 3.40m)

Two PVCu windows, electric fireplace, radiator and laminate flooring.

#### **Kitchen**

10' 6" x 9' 2" (3.20m x 2.80m)

PVCu window, tiling to splash back areas, radiator and vinyl flooring. A range of wall and base units with complementary work surfaces. Built in cupboard.

#### **Bathroom**

7' 7" x 6' 3" (2.30m x 1.90m)

Opaque PVCu window, radiator and vinyl flooring. Three piece suite comprising WC, wash hand basin and bath with overhead shower.



**Bedroom 1**

13' 1" x 9' 6" (4.00m x 2.90m)

PVCu window, radiator, boiler cupboard and fitted carpet. Built in wardrobes.

**Bedroom 2**

10' 6" x 10' 2" (3.20m x 3.10m)

PVCu window, radiator and fitted carpet. Built in cupboard with shelving.

**Outside**

The rear garden is laid to stone chippings and patio area. Could potentially add off road parking STPP via rear lane access. Storage shed. Side access to the front of the property.

Shared front garden.





## Payton Jewell Caines

Payton Jewell Caines, 53 Station Road – SA13 1NW

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