



**4 Waterfall Cottages, Port Talbot – SA13 ITS**  
Port Talbot

**£100,000**

## 4 Waterfall Cottages

Port Talbot

Two bedroom end of terrace house in need of modernisation and comprising entrance hall, lounge, kitchen, downstairs shower room and first floor bathroom. Gardens to the front, side and rear. Ideal first time or investment purchase.

- Two bedroom end terraced house
- Downstairs shower room and first floor bathroom
- Front, side and rear gardens
- In need of modernisation
- Ideal first time or investment purchase





### **Entrance**

Via PVCu double glazed opaque door leading into the entrance hall.

### **Entrance hall**

PVCu double glazed opaque window overlooking the front, radiator, papered walls and fitted carpet. Stairs leading to the first floor with under stairs storage cupboard and doors leading to the downstairs shower room and lounge.

### **Shower room**

5' 9" x 8' 10" (1.74m x 2.70m)

PVCu opaque double glazed window to the rear, radiator and respertex walls. Low level WC, wall mounted wash hand basin and electric shower attachment.

### **Lounge**

25' 5" x 11' 0" (7.74m x 3.35m)

PVCu double glazed bay window to the front and PVCu double glazed window to the rear. Feature brick fire surround with brick hearth and shelving. Papered walls, fitted carpet and two radiators. Door leading to the kitchen.



**Kitchen**

8' 11" x 10' 2" (2.72m x 3.09m)

PVCu double glazed window and PVCu double glazed opaque door to the side. Vinyl flooring, radiator and floor to ceiling ceramic tiled walls. A range of matching wall and base units with complementary roll edge work surfaces, integrated gas hob, electric oven and cooker hood. Inset stainless steel sink with mixer tap and plumbing for automatic washing machine.

**Landing**

Emulsioned walls with dado rail, fitted carpet and doors leading off.

**Bedroom 1**

14' 5" x 10' 6" (4.39m x 3.21m)

A range of fitted wardrobes and bedroom furniture. Two PVCu double glazed windows to the front, radiator, emulsioned walls and fitted carpet.

**Bedroom 2**

12' 4" x 8' 0" (3.75m x 2.45m)

Double glazed window to the rear, radiator, emulsioned walls and fitted carpet.

**Bathroom**

9' 7" x 9' 4" (2.92m x 2.84m)

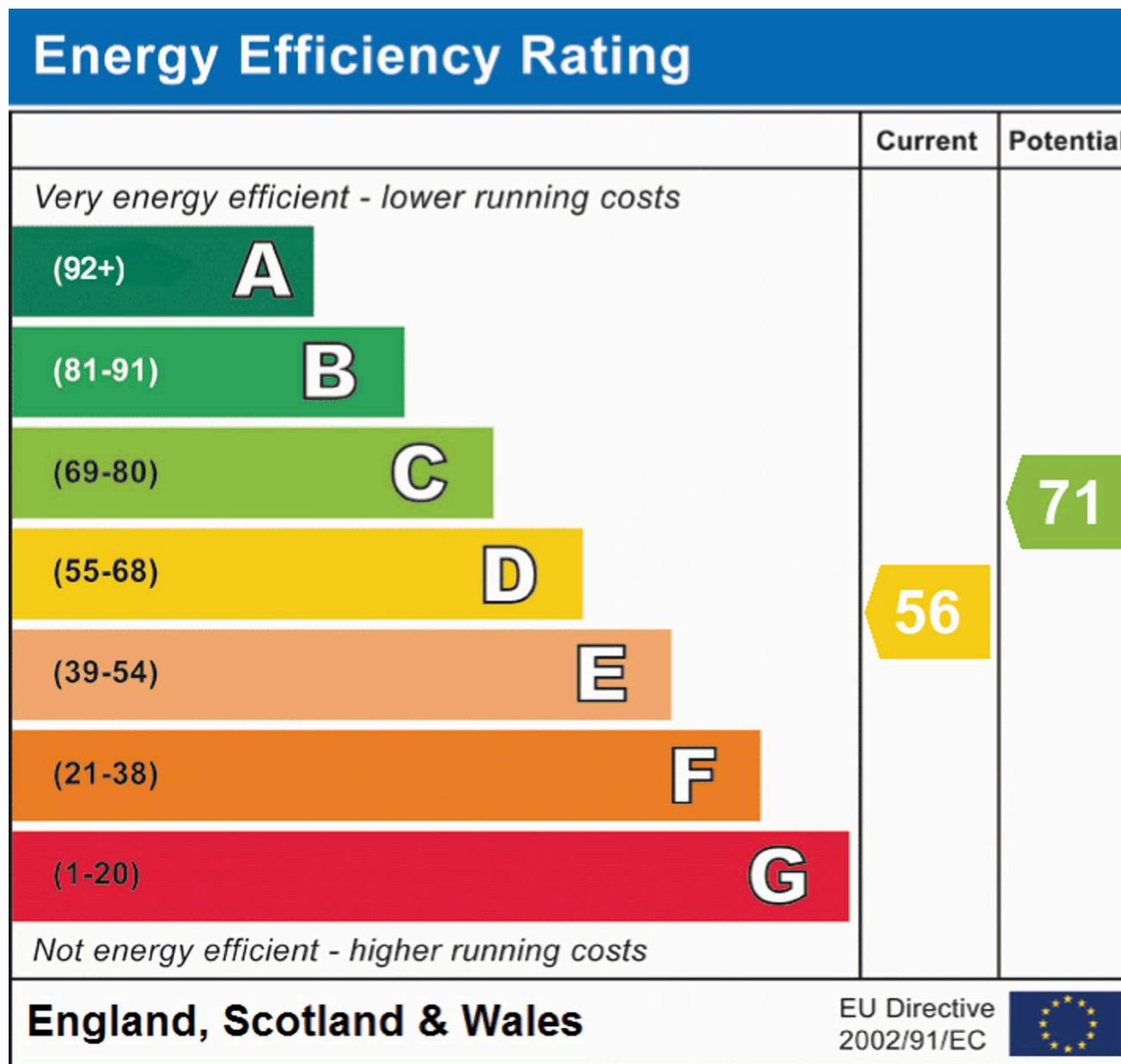
PVCu double glazed opaque window to the side, radiator and airing cupboard with wall mounted combination boiler. His and hers wash hand basins set within a vanity unit, low level WC and corner bath with ceramic tiled splash backs.

**Outside**

Retaining wall to the front with iron gate, stone chippings, path leading to the side garden and further gate leading to the rear garden. Outside lamp. The rear garden is laid to artificial grass with stone chippings, small decked area and garden shed in need of attention. Retaining wall and gate to the rear.







## Payton Jewell Caines

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