

FOR
SALE



24 Morlais Road, Port Talbot, West Glamorgan SA13 2AT

£149,995 - Freehold

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PROPERTY SUMMARY

****No Chain**** We are delighted to present this light & airy three bedroom semi detached property with good sized gardens and off road parking.

POINTS OF INTEREST

- Spacious Accommodation
- Double Glazed
- Off Road Parking
- Gardens



ROOM DESCRIPTIONS

Hallway

Via uPVC double glazed door, fitted carpet, radiator, doors to reception room and kitchen, stairs to first floor, under-stairs storage.

Reception Room 1

3.18m x 3.78m (10' 5" x 12' 5") uPVC double glazed window to front, fitted carpet radiator.

Reception Room 2

3.6m x 4.4m (11' 10" x 14' 5") uPVC double glazed window to front, fitted carpet, radiator.

Kitchen

2.28m x 4.9m (7' 6" x 16' 1") Cushion flooring, uPVC double glazed window to rear, uPVC double glazed door to rear, fitted with a range of base and wall mounted units in cream, sink units, built-in electric oven and gas hob, extractor hood, spotlighting, radiator, gas combi boiler.

Stairs / Landing

Fitted carpets, uPVC double glazed windows to side and rear, doors to bedrooms and bathroom, built in storage cupboards.

Bedroom 1

3.17m x 4.5m (10' 5" x 14' 9") Fitted carpets, 2 x uPVC double glazed windows to front & side, fitted carpets, radiator, built-in storage cupboards.

Bedroom 2

3.57m x 3.99m (11' 9" x 13' 1") uPVC double glazed window to front, fitted carpet, radiator, built-in storage cupboards.

Bedroom 3

2.39m x 2.91m (7' 10" x 9' 7") uPVC double glazed window to rear, fitted carpet, built-in storage cupboards, radiator.

Bathroom

1.83m x 2.41m (6' 0" x 7' 11") Cushion flooring, fitted with a three piece bathroom suite with shower attachment over bath, glazed concertina shower screen, chrome towel rail/heater, extractor fan, 2 x uPVC double glazed windows to rear, tiled splashbacks.

Front Exterior

Hardstanding for one car, steps to upper level laid to paving, side access to rear.

Rear Exterior

Lower level laid to concrete with block built outhouse for storage, steps to upper level laid to lawn.

MATERIAL INFORMATION

Council Tax: Band B

Council Tax: Rate £1,852.24

Parking Types: Driveway.

Heating Sources: Central. Double Glazing. Gas. Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

Mobile Signal

EE - 82%

Vodafone - 67%

O2 - 56%

3 - 54%

EPC Rating: D (65)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



