

FOR
SALE



171 Victoria Road, Port Talbot, West Glamorgan SA12 6QJ

£345,000 -



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PROPERTY SUMMARY

We are delighted to showcase this three bedroom traditional built detached house located within walking distance to Aberavon beach. The property benefits from close access to local shops, Tywyn Primary School, Sandfields Primary School and local amenities. With driveway and garage to the front of the property and multiple bus stops a short distance away, there is good access to transport to the local area. Early viewing is highly recommended. Accommodation briefly consists of porch, entrance hall, two reception rooms, kitchen and rear porch. To the first floor three bedrooms, bathroom and separate W.C. Externally there is front garden with a drive and garage and to the rear is an enclosed garden.

POINTS OF INTEREST

- Three bedroom detached house
- Bathroom with separate W.C.
- No onward chain
- Two reception rooms
- Driveway with attached garage
- Within minutes walking distance to beach front



ROOM DESCRIPTIONS

Porch

Access via white PVCu part glazed door with double glazed units to the side. Skimmed ceiling. Emulsioned walls. Tiled flooring. Wooden door with stain glass panels leading into:

Hallway

Papered ceiling and walls. Picture rail. Radiator. Solid wood parquet flooring. Stair case leading to first floor landing. Doors leading off.

Reception 1

4.25m x 3.91m (13' 11" x 12' 10")

Papered ceiling. Coving. Papered walls with one wall to wood panelling. Front facing PVCu double glazed window. Radiator. Fitted carpet. Square archway leading into:

Reception 2

4.54m x 3.63m (14' 11" x 11' 11")

Papered ceiling. Coved. Papered walls. Rear facing PVCu double glazed window set within a bay. Radiator. Fitted carpet. To the alcoves are two half height built in storage cupboards. Open fire place with freestanding electric fire.

Kitchen

5.26m x 2.84m (17' 3" x 9' 4")

Partially skimmed and partially polystyrene tiles to the ceiling. Ceramic tiles to the walls. Two rear facing double glazed windows. Radiator. Tiled flooring. Side facing wooden frosted glazed door leading into the rear porch way. Kitchen is fitted with a range of wall and base units. Inset stainless steel double bowl sink. Under counter space for two kitchen appliances. Space for freestanding fridge/freezer. Space for free standing cooker. Breakfast bar area. Under stair storage cupboard housing electric meters.

Outer Porch

Skimmed ceiling. Brick painted walls. Side facing frosted glazed panel. Tiled flooring. Storage area. Aluminium frosted glazed door leading out to rear garden.

Landing

Access via stairs with fitted carpet. Papered ceiling. Loft access hatch with a pull down wooden ladder. The loft has been boarded. Papered walls. Side facing stain glass window. Fitted carpet. Doors leading off.

Wet Room

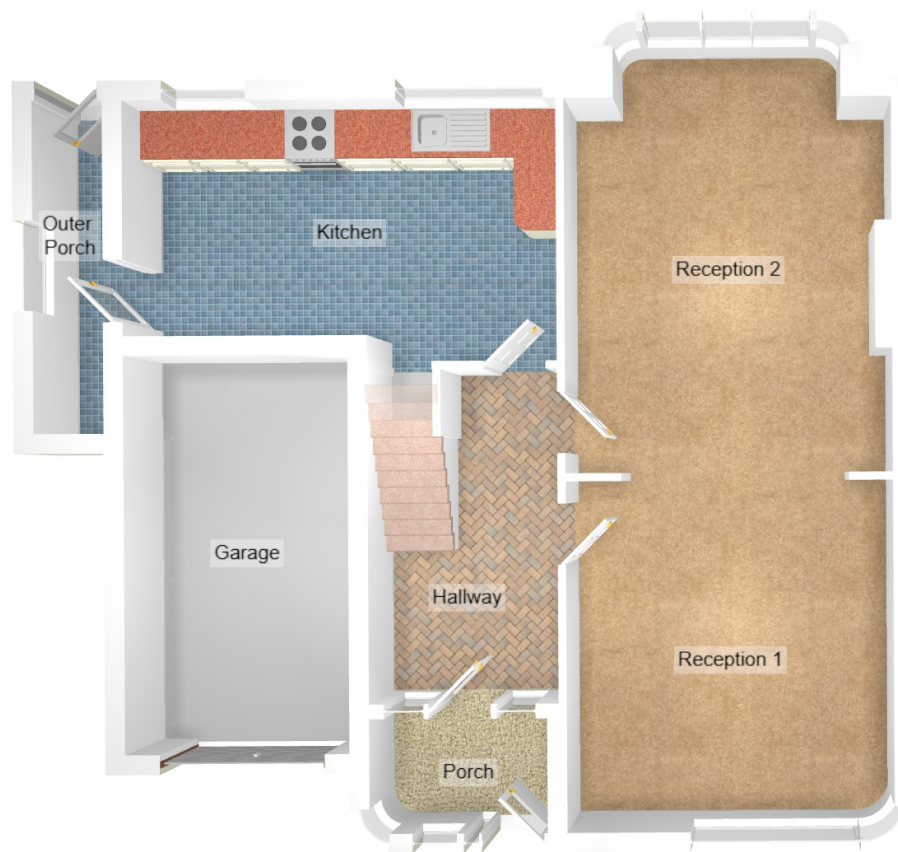
1.79m x 1.76m (5' 10" x 5' 9")

Papered ceiling. Respatex panelling to the walls. Rear facing PVCu frosted glazed window Radiator. Non slip flooring. Room comprises pedestal wash hand basin, walk in shower with half height shower doors, shower seat, rails and wall mounted electric shower.

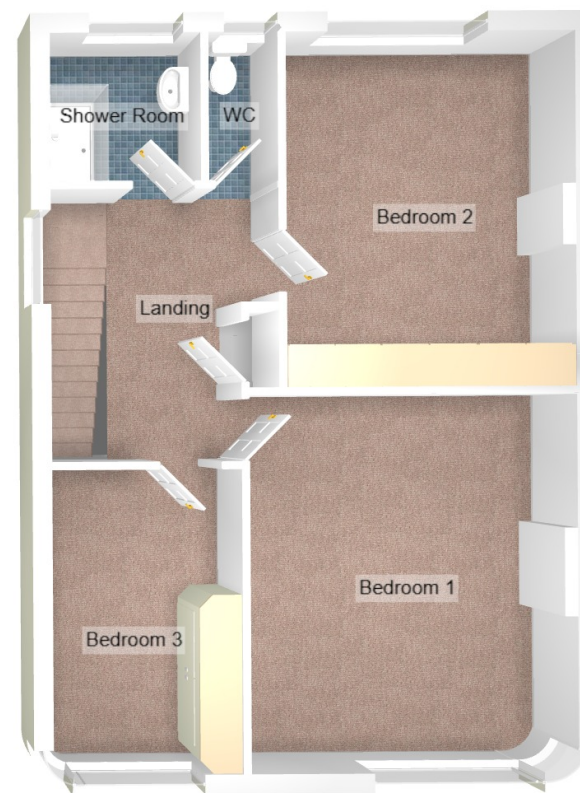
Separate WC

1.80m x 0.80m (5' 11" x 2' 7")





GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	72
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	