

FOR  
SALE





## PROPERTY SUMMARY

Set in a quiet, family-friendly area within easy access to local amenities, shops and schools. Excellent transport links to Port Talbot town centre and beyond. This beautiful four bedroom semi detached house has been thoughtfully extended to offer spacious and modern living experience for families. With a seamless blend of stylish interiors, generous living space, and high-end finishes, this home is perfect for those seeking comfort and convenience in a prime location. Offered with NO ONGOING CHAIN, viewing is highly recommended to appreciate what this property has to offer.

## POINTS OF INTEREST

- Four bedroom semi detached house
- Extended front and rear
- Master bedroom with en suite
- Jack & Jill walk-in wardrobe
- Freehold / No Chain
- Enclosed front and rear gardens
- Off road parking



## ROOM DESCRIPTIONS

### Entrance

Via part glazed composite front door leading into the entrance porch.

### Entrance Porch

Skimmed ceiling with inset spot lights, side facing frosted PVCu double glazed unit, PVCu half height walls with feature paper to one wall, grey wood effect laminate flooring and door leading into the hallway.

### Hallway

Skimmed and coved ceiling, emulsioned walls, radiator, continuation of the laminate flooring and stairs leading to the first floor. Doors leading off.

### Downstairs w.c.

0.78m x 1.78m (2' 7" x 5' 10") Skimmed ceiling, plywood walls with tiling to the splash back areas, tiled flooring and extractor fan. Two piece suite comprising low level w.c. and wash hand basin set within a vanity unit.

### Reception 1

3.64m x 4.08m (11' 11" x 13' 5") Stippled and coved ceiling, part emulsioned walls with one feature papered wall, radiator and PVCu double glazed window set within a bay. Continuation of the grey wood effect laminate flooring.

### Reception 2

3.00m x 5.55m (9' 10" x 18' 3") max. Skimmed and coved ceiling, emulsioned walls, radiator, PVCu double glazed French doors leading out to the rear garden. Continuation of the laminate flooring and recess to the alcoves with shelving. Feature wall with wooden mantle and inset electric fire. Door into the reception 3 and door leading to the kitchen/diner.

### Reception 3

3.14m x 6.49m (10' 4" x 21' 4") Skimmed ceiling, emulsioned walls, PVCu double glazed windows to the rear and side of the property and PVCu French doors leading out to the rear garden. Radiator and wood effect laminate flooring.

### Open plan kitchen/diner

4.88m x 9.66m (16' 0" x 31' 8") Skimmed and coved ceiling with inset spot lights, emulsioned walls, PVCu double glazed window to the rear of the property, PVCu double glazed side window to the kitchen area and PVCu double glazed front facing window to the dining area. Two designer radiators and wood effect laminate flooring. The kitchen is fitted with a range of wall and base high gloss units in grey and cream with complementary quartz worktops housing a stainless steel sink and separate food waste dispenser. Integrated appliances include the freezer, dishwasher and microwave and built in medium height oven and grill. Inset five ring induction hob with extractor above and space for American fridge/freezer. Space for dining table and chairs.

### Landing

Stairs with fitted carpet. Skimmed and coved ceiling, loft access, emulsioned walls, PVCu double glazed window to the front, radiator and fitted carpet. Door leading into an airing cupboard and doors leading off.

### Family Bathroom

1.62m x 2.52m (5' 4" x 8' 3") Skimmed ceiling with inset spot lights, part emulsioned / part tiled walls, two PVCu frosted double glazed windows to the rear and tile effect vinyl flooring. Three piece suite comprising low level w.c. his and hers wash hand basins set within a vanity unit and p shaped bath with overhead chrome mains fed shower with water fall shower head, chrome taps and handheld shower attachment.

### Bedroom 1

4.49m x 4.89m (14' 9" x 16' 1") Skimmed and coved ceiling, emulsioned walls, PVCu double glazed windows to the front and side of the property, radiator and fitted carpet. Door leading into walk in wardrobe. Door leading into the en suite.

### En suite

1.68m x 2.56m (5' 6" x 8' 5") Skimmed and coved ceiling, floor to ceiling tiled walls, PVCu frosted double glazed window to the side, wall mounted chrome heated towel rail and tile effect vinyl flooring. Three piece suite comprising w.c. set within vanity unit with wash hand basin and bath with overhead mains chrome shower with water fall shower head and hand held shower attachment.

## ROOM DESCRIPTIONS

### **Walk in wardrobe**

2.11m x 2.17m (6' 11" x 7' 1") Access via both bedrooms. Skimmed and coved ceiling with loft access, emulsioned walls, fitted carpet and built in wardrobes and drawers.

### **Bedroom 2**

2.92m x 3.84m (9' 7" x 12' 7") Skimmed and coved ceiling, emulsioned walls, two PVCu double glazed windows to the rear, radiator and fitted carpet. Door leading into walk in wardrobe.

### **Bedroom 3**

3m x 3.98m (9' 10" x 13' 1") Stippled and coved ceiling, emulsioned walls, PVCu double glazed window to the front, radiator and fitted carpet.

### **Bedroom 4**

2.89m x 1.18m (9' 6" x 3' 10") Stippled and coved ceiling, emulsioned walls, PVCu double glazed window to the rear of the property, radiator and fitted carpet.

### **Outside**

The low maintenance rear garden is bound on one side by block wall and two sides by feather board fencing, laid to stone Pavia ideal for garden furniture. Wooden picket fence to one side leading onto a decked area with fish pond and flower beds. Further decked area with Pergola leading to a summer house with plumbing, sink and electricity. Numerous outside taps and gate giving access to the side of the property with paving. Door leading into storage shed housing the gas fired Alpha combination boiler with electric. Footpath leading to the large driveway with borders of chippings and trees.

Wrought iron gates to the front of the property giving access to the driveway for 2/3 cars and access to the front door.

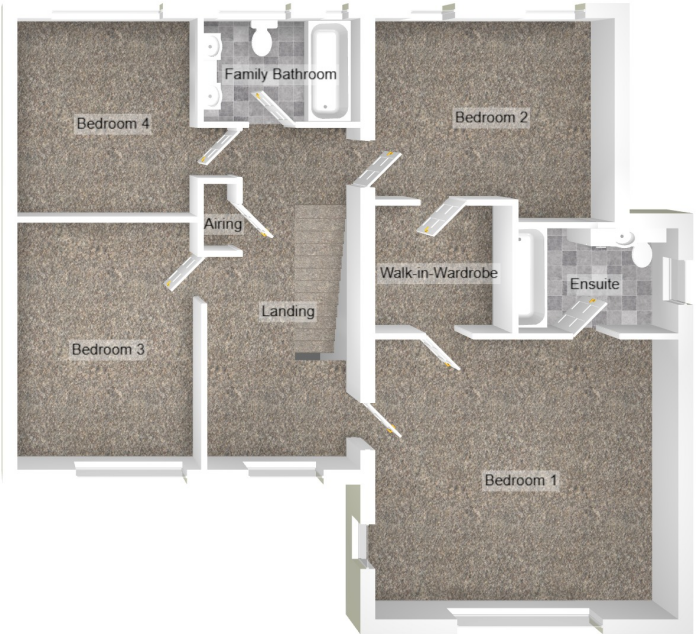








GROUND FLOOR



FIRST FLOOR





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 