

FOR  
SALE



37 Hafod Street, Port Talbot, West Glamorgan SA13 1AE

£150,000 - Freehold



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## PROPERTY SUMMARY

Presented to the market and offered with no on-going chain this three-bedroom mid-terraced house situated in Port Talbot Town offers spacious living accommodation with two reception rooms, fitted kitchen, and downstairs shower room. Upstairs, there are three bedrooms and a separate w.c. To the rear, the home benefits from an enclosed garden providing private outdoor space. Retaining many original features, this property combines period charm with modern comforts.

Ideally located close to local schools, shops, and amenities, with excellent transport links via the M4 and Port Talbot train station. Perfect for first-time buyers, families, or investors.

## POINTS OF INTEREST

- Three bedroom mid terrace house
- Two reception rooms
- Downstairs bathroom
- Upstairs W.C.
- Enclosed rear garden
- Sold with no ongoing chain



## ROOM DESCRIPTIONS

### Porch

Access via wood door. Papered and coved ceiling. Wood panelling to the walls. Tiled flooring.

### Hallway

Stippled and coved ceiling. Papered walls. Dado rail. Radiator. Fitted carpet. Staircase leading to first floor accommodation. Door into a ground floor accommodation.

### Reception 1

Stippled and coved ceiling. Papered walls. PVCu double glazed window set within bay. Radiator. Fitted carpet.

3.71m x 3.21m (12' 2" x 10' 6")

### Reception 2

Stippled and coved ceiling. Papered walls. Rear facing PVCu double glazed window. Fitted carpet. Open plan to under stairs.

3.90m x 3.60m (12' 10" x 11' 10")

### Kitchen

PVCu panelling to ceiling. Part papered part ceramic tiles to walls. Side facing double glazed window. Radiator. Tiled flooring. Kitchen is fitted with a range of wall and base units with complementary work surfaces. Inset stainless steel one and a half sink and drainer. Space for freestanding cooker. Under counter space for washing machine. Space for freestanding fridge freezer.

3.05m x 2.87m (10' 0" x 9' 5")

### Rear hallway

PVCu clad ceiling. Respatex walls. Tiled floor. Side facing part frosted glazed wooden door leading to rear garden. Door into:

### L-Shaped Shower Room

PVCu panelling to ceiling. Respatex walls. Rear facing PVCu frosted double glazed window. Radiator. Tiled flooring. Room is fitted with a three-piece suite comprising W.C., pedestal wash hand basin with chrome hot and cold tap and shower cubicle with wall mounted chrome mains fed shower and glass sliding door. Built-in storage cupboard.

2.85m x 0.78m (9' 4" x 2' 7")

### Landing

Stippled Ceiling. Loft access hatch. Papered walls. Dado rail. Fitted carpet. All doors leading off.

### W.C.

Skimmed and coved ceiling. Extractor fan. Emulsioned walls. Vinyl flooring. Room is fitted with a two piece suite comprising low-level W.C. and wall mounted wash hand basin with tile splash back.

1.21m x 0.79m (4' 0" x 2' 7")

### Bedroom 1

Papered ceiling. Papered walls. Front facing PVCu double glazed window set within a bay. Front facing PVCu double glazed window. Radiator. Fitted carpet. Storage cupboards built into the alcove.

4.89m x 4.16m (16' 1" x 13' 8")

### Bedroom 2

Papered ceiling. Rear facing PVCu double glazed tilt and turn window. Radiator. Fitted carpet. Built-in wardrobes with overhead storage and one housing the combination boiler.

3.51m x 2.93m (11' 6" x 9' 7")

### Bedroom 3

Papered ceiling. Papered walls. Rear facing PVCu double glazed tilt and turn window. Radiator. Fitted carpet.

## MATERIAL INFORMATION

**Parking Types:** None.

**Heating Sources:** None.

**Electricity Supply:** None.

**Water Supply:** None.

**Sewerage:** None.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**EPC Rating:** D (63)

**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









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		78
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(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