

FOR
SALE



PROPERTY SUMMARY

Three-bedroom semi-detached home in Sandfields, Port Talbot, offering great potential and in need of modernisation. Features include two good-sized bedrooms, a third smaller room, generous front and rear gardens and potential for off-road parking (subject to consent). Conveniently located close to local shops, schools and transport links. Ideal for first-time buyers or investors. Offered with no on-going chain, viewing is highly recommended.

POINTS OF INTEREST

- Three bedroom semi detached house
- Ground floor w.c.
- First floor bathroom
- Enclosed rear garden
- Potential for off road parking
- EPC- E/ Council tax band -



ROOM DESCRIPTIONS

Entrance

Via part glazed wooden front door into the entrance hall.

Entrance Hall

Papered ceiling, papered walls with dado rail, PVCu frosted double glazed unit, radiator and fitted carpet. Stairs leading to the first floor, door leading to the ground floor accommodation and under stairs storage.

L Shaped Reception Room

4.39m x 6.46m (14' 5" x 21' 2") Artexed and coved ceiling, papered walls, PVCu double glazed bay window to the front of the property, radiator and fitted carpet. Glass sliding doors leading to rear garden. Chimney with tiled hearth and surround with resin fireplace and mantle and gas inset fire. Door leading into the kitchen.

Kitchen

2.01m x 6.46m (6' 7" x 21' 2") Artexed and coved ceiling, part papered / part tiled walls, tiled flooring, two frosted PVCu double glazed windows to the side of the property and part glazed wooden door leading into the lean-to / conservatory. A range of wall and base units with inset one and half stainless steel sink and drainer. Stainless steel extractor hood, space for oven and under counter space for kitchen appliances.

Landing

Papered ceiling with loft access and pull down ladder, partly boarded with Baxi boiler. Papered walls with dado rail, fitted carpet, storage cupboard and doors leading off.

Family bathroom

3.93m x 3.94m (12' 11" x 12' 11") Max. Polystyrene tiled and coved ceiling, floor to ceiling tiled walls, PVCu frosted double glazed window to the front, radiator and fitted carpet. Four piece suite comprising low level w.c. pedestal wash hand basin with hot and cold taps, panelled bath with hot and cold taps and built in shower cubicle, mains fed shower and glass shower screen.

Bedroom 1

3.04m x 4.01m (10' 0" x 13' 2") Papered ceiling and walls, two PVCu double glazed windows to the front of the property, radiator and fitted carpet. Door leading to over stairs storage cupboard and wardrobes with glass sliding doors to remain.

Bedroom 2

3.35m x 3.62m (11' 0" x 11' 11") Papered ceiling and walls, PVCu double glazed window to the rear of the property, radiator and fitted carpet.

Bedroom 3

2.44m x 2.81m (8' 0" x 9' 3") Papered ceiling and walls, PVCu double glazed window to the rear of the property, radiator and fitted carpet.

Outside

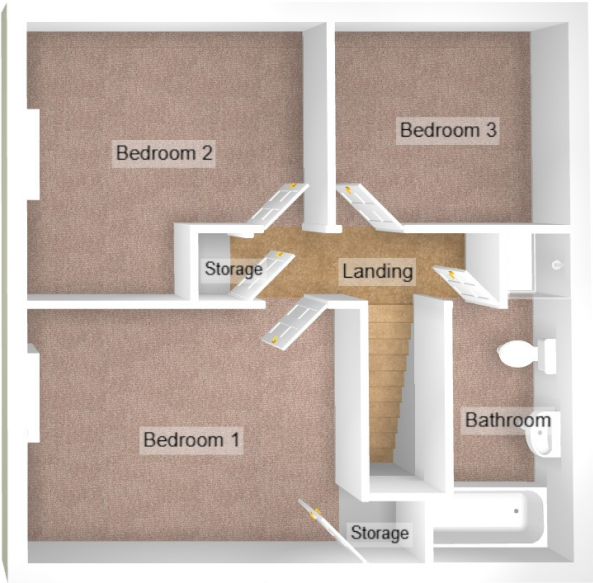
The rear garden is bound to three sides by wall and part fencing, mainly laid to patio with flower beds and planted with an array of shrubs and trees. Raised patio area ideal for garden furniture. Two outhouses for storage and outside tap.

The front is bound to three sides by low block wall, wrought iron gate giving access for potential for off road parking. Laid mainly to concrete, raised borders to either side with an abundance of trees and shrubs and chippings. Wooden gate leading to the side and rear with step leading to the front door.





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	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			73
EU Directive 2002/91/EC			