

FOR
SALE



8 Broad Street, Port Talbot, West Glamorgan SA13 1EW

£159,950 - Freehold



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PROPERTY SUMMARY

Four bedroom mid terraced house in need of modernisation throughout. The property, with many original features, offers spacious accommodation comprising entrance porch, hallway, THREE RECEPTION ROOMS, kitchen, family bathroom and enclosed rear garden. Ideal investment or refurbishment opportunity!

POINTS OF INTEREST

- Four bedroom mid terraced house
- Three reception rooms
- Many original features
- Ideal investment or refurbishment opportunity
- Enclosed rear garden
- EPC - / Council tax -



ROOM DESCRIPTIONS

Entrance

Via PVCu front door into the entrance porch.

Entrance Porch

Original ceiling with coving, papered and original tiled walls, ceramic tiled flooring and door leading into the hallway.

Hallway

Original ceiling with feature architrave, papered walls, radiator, fitted carpet, under stairs storage, stairs leading to the first floor and doors leading off.

Reception 1

3.92m x 4.17m (12' 10" x 13' 8") Original, papered and coved ceiling with central ceiling rose and pendant light, papered walls with picture rail, radiator, fitted carpet and PVCu double glazed bay window to the front with fitted venetian blinds. Original tiled fireplace with marble surround and mantle and open fire.

Reception 2

3.20m x 3.49m (10' 6" x 11' 5") Original coved and papered ceiling with central ceiling rose, picture rail, papered walls, fitted carpet, radiator and PVCu double glazed window to the rear with curtains. Original tiled open fireplace with ceramic tiled surround. Alcoves with shelving.

Reception 3

3m x 4.31m (9' 10" x 14' 2") Emulsioned ceiling with pendant light, emulsioned walls, radiator, two PVCu double glazed windows to the side of the property with curtains and curtain pole. Under stairs storage cupboard and original built in dresser. Wood effect laminate flooring and door through to the kitchen.

Kitchen

2.75m x 3.12m (9' 0" x 10' 3") Emulsioned ceiling with spot light, emulsioned walls, ceramic tiles to the splash back areas, ceramic tiled flooring, PVCu double glazed window to the rear with fitted venetian blind and PVCu frosted double glazed door leading out to the rear garden. A range of wall and base units with laminate work surfaces housing a stainless steel sink and drainer with chrome hot and cold mixer tap. Under counter space and plumbing for washing machine. Built in four ring stainless steel gas hob with overhead stainless steel extractor hood and built in electric double oven below. Pantry area off the kitchen with built in cupboard and space for upright fridge/freezer. Wall mounted gas fired combination boiler.

Landing

Papered ceiling with pendant light, loft access hatch, papered walls, fitted carpet, storage cupboard with shelving and doors leading off.

Bedroom 1

4.17m x 5m (13' 8" x 16' 5") Emulsioned ceiling with pendant light, emulsioned walls, radiator, wood effect laminate flooring, one PVCu double glazed bay window and one PVCu double glazed window to the front both with fitted venetian blinds. Original fireplace with an open fire, original hearth and surround.

Bedroom 2

3.13m x 3.46m (10' 3" x 11' 4") Emulsioned ceiling with pendant light, papered walls, radiator, stripped wood original floorboards and PVCu double glazed window to the rear with curtains and pole.

Bedroom 3

2.32m x 3m (7' 7" x 9' 10") Emulsioned ceiling with pendant light, papered walls, fitted carpet and PVCu double glazed window to the side with curtain rail and curtains. Original iron fireplace and door leading to bedroom four.

Bedroom 4

2.09m x 2.99m (6' 10" x 9' 10") Artexed ceiling with pendant light, one papered wall, melamine wood panelling to three walls, fitted carpet and PVCu double glazed window to the rear of the property. Original iron fireplace.

Family Bathroom

1.86m x 1.99m (6' 1" x 6' 6") Respertex panelled ceiling with flash light fitting, floor to ceiling respertex wall panels, wood effect vinyl flooring, original built in storage cupboard and PVCu double glazed window to the side of the property with net curtain. Three piece suite in white comprising w.c. wash hand basin with chrome hot and cold mixer tap set within vanity unit and walk in shower cubicle with wall mounted Triton electric shower, white shower tray and sliding doors.

Outside

The front is bound by brick wall and metal fencing with original tiled path to the front door, the remainder is laid to lawn.

The rear garden is bound to three sides by brick wall, laid mainly to lawn with side border and original stone path leading to steps down to a storage area. Wooden gate leading to rear lane access.

