

FOR
SALE



31 Connaught Street, Port Talbot, West Glamorgan SA13 1ET

£275,000 - Freehold

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Payton
Jewell
Caines

PROPERTY SUMMARY

Traditional four bedroom semi detached house comprising entrance hall, lounge, open plan kitchen/living/dining, utility, downstairs shower room, and upstairs bathroom and good sized enclosed rear garden with off road parking to the rear. Ideally located for access to the M4. Generous family home.

POINTS OF INTEREST

- Traditional four bedroom semi detached house
- Good sized enclosed rear garden with off road parking
- Beautifully appointed open plan kitchen/dining/living
- Generous utility / laundry room
- Downstairs shower room and upstairs bathroom
- Perfectly located for access to the M4
- Good sized family home



ROOM DESCRIPTIONS

Entrance

Part frosted glazed composite front door with frosted glazed panel above into the inner hallway.

Inner Porch

Coved ceilings, ceramic tiled flooring, original half height tiled walls, PVCu frosted glazed sliding door leading through to the entrance hall.

Entrance hall

Coved ceiling, high level feature picture rail, papered walls, skirting and fitted carpet. Good sized storage under the stairs, glazed panel into the kitchen and doorway through to the lounge.

Lounge

4.50m x 3.90m (14' 9" x 12' 10") Overlooking the front of the property via PVCu double glazed box bay window with fitted vertical blind and finished with central light pendant, coved ceiling, papered walls, high level feature picture rail, skirting and fitted carpet. Feature stone hearth and wooden mantle, shelving for TV and matched in opposite corner. Wood panelling underneath the window and two large radiators.

Open plan kitchen/diner/living

5.75m x 4.85m (18' 10" x 15' 11") L shaped room measurements narrow to 3.8m. PVCu double glazed French doors and high glazed panels with fitted vertical blind leading out to the rear garden. The living space is finished with a coved ceiling, recessed LED spot lights, skirting and wood effect laminate flooring. Recess wood burning stove with mantle and open through to the kitchen.

The kitchen is finished with recessed LED spot lights, coved ceiling, ceramic tiled flooring, central island housing a one and half basin sink with swan neck tap and drainer. Storage to the front and the rear of the breakfast bar. The kitchen is finished with low level and wall mounted units in dove grey shaker style with brushed chrome handles and complementary modern work surface and matching up stand with ceramic tiles to the splash back. Integrated electric oven which is a pyrolytic self cleaning oven with induction hob and overhead extractor hood. Integrated dishwasher, space for American style fridge/freezer and archway through to the utility room.

Utility room

2.70m x 3.30m (8' 10" x 10' 10") PVCu frosted glazed door leading out to the rear garden and PVCu double glazed window with a fitted roller blind overlooking the rear patio. Finished with recessed LED spot lights, skirting and ceramic tiled flooring. Low level and wall mounted kitchen units in dove grey shaker style with brushed chrome handles and a complementary modern work surface with matching up stand and ceramic tiled splash back. Space and plumbing for automatic washing machine, inset sink with mixer tap and drainer. Large full height larder cupboards, refuse cupboard and wall mounted gas fired condensing combination boiler. Doorway through to the downstairs shower room.

Downstairs shower room

PVCu frosted glazed window to the side with a fitted roller blind, recessed LED spot lights, full height ceramic tiled walls with extractor fan and ceramic tiled flooring. Three piece suite comprising WC, wash hand basin with chrome mixer tap set within a vanity unit with shelf and a large walk in shower housing a plumbed shower with rainwater head and hand attachment. Wall mounted heated towel rail.

Landing

Via stairs with fitted carpet and wooden balustrade. Coved ceiling, papered walls, skirting, fitted carpet, double and single storage cupboards and doors leading off to four bedrooms and bathroom.

Bedroom 1

3.90m x 4.20m (12' 10" x 13' 9") measurements are into the box bay. Overlooking the front via PVCu double glazed box bay window with fitted vertical blind and finished with a coved ceiling, papered walls with high level feature picture rail, skirting and fitted carpet.

Bedroom 4

2m x 2.30m (6' 7" x 7' 7") Overlooking the front via PVCu double glazed window with a fitted vertical blind and finished with a coved ceiling, papered walls, skirting and fitted carpet. Single fitted wardrobe with over bed storage.

Bedroom 3

2.70m x 3.50m (8' 10" x 11' 6") max. Overlooking the rear garden via PVCu double glazed window with a fitted vertical blind and finished with papered walls, skirting and fitted carpet. Double fitted storage cupboard.

Bedroom 2

3.10m x 3.60m (10' 2" x 11' 10") Overlooking the rear via PVCu double glazed window with a fitted vertical blind and finished with papered walls, skirting and fitted carpet.

Family bathroom

PVCu frosted glazed window to the side, access to loft storage, coved ceiling, half height ceramic tiled walls, radiator and wood effect vinyl flooring. Three piece suite comprising WC, wash hand basin and bath with over bath electric shower with side glazed shower screen.

Outside

Enclosed rear garden laid to patio and lawn with an area of chipped stone with rear gated access and rear lane access via a roller shutter door to off road parking to the rear. Timber storage shed to remain and side gated access to the front of the property where there is a courtyard front garden laid to lawn with pathway.



Awaiting EPC &
Floorplan