

FOR
SALE



41 George Street, Port Talbot, West Glamorgan SA13 1ES

£195,000 - Freehold

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PROPERTY SUMMARY

We are delighted to offer this beautifully presented three bedroom mid terraced house, perfectly positioned in a sought-after street in the heart of Port Talbot town centre. Ideal for families, this charming home boasts a blend of modern finishes and traditional character, offering comfortable living spaces throughout. The property features a spacious living room, a well appointed kitchen, and generous sized bedrooms, providing ample space for family living. Located just moments from local shops, schools, and public transport, this property is perfect for those seeking both convenience and comfort. Ideal purchase for families or first-time buyers and can be offered with no on-going chain.

POINTS OF INTEREST

- Three bedroom terrace house
- No ongoing chain
- Kitchen/diner
- Family shower room
- Enclosed rear garden
- Garage via rear lane access



ROOM DESCRIPTIONS

Entrance Porch

Via timber door into the entrance porch finished with skinned and coved ceiling, part papered/part tiled walls, original tiled flooring. Door leading into the hallway.

Hallway

Papered and coved ceiling, papered walls with dado rail, radiator and laminate flooring. Stairs leading to first floor. All doors leading off. Door to under stair storage.

Reception 1

3.08m x 3.71m (10' 1" x 12' 2") Papered and coved ceiling, papered walls with picture rail, PVCu double glazed bay window overlooking the front of the property, radiator and a continuation of the wood effect laminate flooring. Storage built into the alcove. Arch opening into the rear reception room.

Reception 2

3.02m x 3.41m (9' 11" x 11' 2") Papered and coved ceiling, papered walls with picture rail, PVCu double glazed French doors leading out to the rear garden, radiator and a continuation of the wood effect laminate flooring. Wooden mantel with freestanding log burner. Built in storage cupboard.

Kitchen/Diner

3.02m x 7.14m (9' 11" x 23' 5") To the dining area:

Papered and coved ceiling to the dining area, papered walls, PVCu double glazed window overlooking the side of the property, radiator and tiled flooring. Ample space for dining furniture.

To the kitchen:

Skimmed ceiling, access to loft, emulsified walls with tiling to splash back areas, French doors leading out to the rear garden and a continuation of the tiled flooring. A range of high gloss cream wall and base units with granite complementary work surfaces. Inset stainless steel one and a half sink and drainer. Built in four ring induction hob with overhead extractor hood and oven and grill below. Integrated appliances to include dishwasher and washing machine. America fridge/freezer to remain. Cupboard housing combination boiler.

First floor landing

Via split level staircase. Papered and coved ceiling, access to loft which is fully boarded, power and pull down ladder, fitted carpet. All doors leading off. Built in storage cupboard over the stairs.

Bedroom 1

3.85m x 5.18m (12' 8" x 17' 0") Measurements into the bay. Papered and coved ceiling, papered walls, PVCu double glazed bay window overlooking the front of the property and a secondary PVCu double glazed window with shutters to remain, radiator and fitted carpet.

Bedroom 2

3.10m x 3.57m (10' 2" x 11' 9") Papered and coved ceiling, papered walls, PVCu double glazed window overlooking the rear of the property, radiator and fitted carpet.

Bedroom 3

2.51m x 3.01m (8' 3" x 9' 11") Papered and coved ceiling, papered walls, PVCu double glazed window overlooking the rear of the property, radiator and fitted carpet.

Family Shower Room

1.84m x 2.06m (6' 0" x 6' 9") Skimmed ceiling with inset spot lights, tiled walls, PVCu frosted double glazed window overlooking the side of the property, wall mounted chrome towel rail heater and tiled flooring. Three piece suite comprising low level WC, pedestal wash hand basin and corner shower cubicle with wall mounted mains fed chrome shower with rainfall shower head and hand held attachment and sliding doors.

Outside

Enclosed rear garden bounded by part wall/ part fence, paved patio area ideal for garden furniture with the remainder laid to lawn. Raised flower beds with mature shrubs. Step down leading to a footpath leading down to the rear garage and wooden gate giving access to the rear lane. Outside tap.

The front garden is enclosed and bounded by low level wall, pedestrian gate giving access to the tiled footpath leading to the front door. Small courtyard laid to chippings and shrubs.

Garage

4.06m x 6.50m (13' 4" x 21' 4") Accessed via the traditional up and over door from the rear lane. Power installed. Courtesy timber door giving access to the rear garden. Courtesy window.



Awaiting EPC &
Floorplan