

FOR
SALE



18 Edward Street, Port Talbot, West Glamorgan SA13 1YG

£120,000 - Freehold



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PROPERTY SUMMARY

We are pleased to offer for sale with NO ONGOING CHAIN this THREE BEDROOM MID TERRACE house ideally located within easy access to the M4 corridor, local shops and amenities whilst offering good size accommodation throughout.

POINTS OF INTEREST

- Three bedroom mid terrace house
- First floor family bathroom
- Storage shed
- Two reception rooms
- Low maintenance rear garden



ROOM DESCRIPTIONS

Reception Room 1

4.04m x 3.01m (13' 3" x 9' 11") *4.04m into alcoves. Papered ceiling. Featured ceiling Rose and light. Original coving. Papered walls. Radiator. Front facing PVCu double glazed. Focal point of the room is the fireplace set on stone hearth and surround with wooden mantle and wooden tongue and groove cladding to the wall. Storage cupboard housing the gas and electric meter. Fitted carpet.

Reception Room 2

4.12m x 3.53m (13' 6" x 11' 7") *4.12m into the alcoves. Papered and coved ceiling. Papered walls. Radiator. Rear facing PVCu double glazed window. Chimney breast with alcoves either side. Electric fire. Solid parquet flooring.

Kitchen

3.69m x 2.83m (12' 1" x 9' 3") Artexed ceiling. Floor to ceiling ceramic tiles to walls. Radiator. Rear facing dual aspect PVCu double glazed window. Side facing PVCu double glazed window. PVCu door with frosted glazed panel leading to rear garden. Under stair Storage. Kitchen is fitted with a range of solid wood wall and base units with coordinating work surfaces. One and a half stainless steel sink and drainer with mixer tap. Freestanding gas hob and oven to remain. Space and plumbing for automatic washing machine. Space for low level fridge/freezer. Tiled flooring. Landing Papered ceiling and walls. Radiator. Fitted carpet. Doors leading off.

Bedroom 1

3.62m x 3.02m (11' 11" x 9' 11") Papered ceiling and walls. Front facing PVCu double glazed window. Radiator. Fitted carpet.

Bedroom 2

3.04m x 2.95m (10' 0" x 9' 8") Papered ceiling and walls. Rear facing PVCu double glazed window. Radiator. Storage cupboard housing gas combination boiler. Exposed floorboards.

Bedroom 3

2.65m x 2.12m (8' 8" x 6' 11") Papered ceiling and walls. Loft access hatch. Front facing PVCu double glazed window. Radiator. Fitted carpet.

Family Bathroom

3.09m x 1.64m (10' 2" x 5' 5") PVCu tongue and groove cladding to ceiling. Floor to ceiling ceramic tiles to the walls. Rear facing dual aspect PVCu double glazed frosted window. Side facing PVCu double glazed frosted window. Radiator. Room is fitted with a three piece suite comprising low level w.c. ceramic sink set with a vanity unit with chrome tap and panelled bath. 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 (65)

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



