

FOR
SALE



12 Rice Street, Port Talbot, West Glamorgan SA13 1SN

£189,950 - Freehold

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PROPERTY SUMMARY

TRADITIONAL BUILT MID TERRACE THREE BEDROOM home which is situated within close proximity to local shops, schools and amenities. This property benefits from two reception rooms and spacious kitchen. Would make a lovely family home. Early viewing comes highly recommended.

POINTS OF INTEREST

- Three bedroom mid terrace house
- Kitchen
- Two reception rooms
- Downstairs WC
- Family bathroom
- Enclosed rear garden



ROOM DESCRIPTIONS

Entrance

Via part glazed composite front door leading into entrance porch finished with papered and coved ceiling, wood tongue and groove panelled walls, dado rail and grey wood effect laminate flooring. Door leading into the hallway.

Hallway

Papered and coved ceiling, papered walls, radiator and a continuation of the laminate flooring. Stairs leading to the first floor. All doors leading off.

Downstairs WC

0.76m x 1.52m (2' 6" x 5' 0") Papered ceiling and walls and vinyl flooring. Two piece suite comprising low level WC and wash hand basin set within vanity unit.

Reception 1

2.88m x 7.26m (9' 5" x 23' 10") Approx measurements into the bay window. Papered and coved ceiling, emulsioned walls, PVCu double glazed window set within bay, PVCu double glazed window overlooking the rear of the property, radiator and fitted carpet. Focal point to the room is the marble tiled hearth, back plate with wooden mantel and inset fire.

Reception 2

3.16m x 4.17m (10' 4" x 13' 8") Skimmed and coved ceiling, papered walls, radiator, side facing PVCu double glazed window, and a continuation of the grey wood effect laminate flooring. Opening into the kitchen.

Kitchen

3.12m x 3.51m (10' 3" x 11' 6") Papered ceiling, emulsioned walls, PVCu double glazed window overlooking the side of the property, PVCu double glazed patio doors leading out to the rear garden, radiator and a continuation of the laminate flooring. A range of light grey base units with a complementary work surface. black inset one and a half composite sink and drainer with chrome taps. Space for cooker with overhead extractor hood. Integrated fridge/freezer. Under counter space for washing machine. Cupboard housing wall mounted combination boiler. Breakfast bar with storage and wine rack.

First floor landing

Via split level staircase with fitted carpet. Papered and coved ceiling, access to loft and fitted carpet. Door to over stair storage cupboard. All doors leading off.

Family bathroom

1.69m x 2.20m (5' 7" x 7' 3") Skimmed and coved ceiling, tiled walls, PVCu frosted double glazed window overlooking the side of the property, wall mounted chrome towel rail heater and tile effect vinyl flooring. Three piece suite comprising low level vanity WC unit, wash hand basin set within a vanity unit with storage and panelled bath with overhead chrome mains fed shower and shower screen.

Bedroom 1

2.80m x 4.29m (9' 2" x 14' 1") Measurements to the wardrobes. Papered and coved ceiling, emulsioned walls, PVCu double glazed bay window overlooking the front of the property, further PVCu double glazed window overlooking the front of the property, radiator and fitted carpet.

Bedroom 2

3.08m x 3.46m (10' 1" x 11' 4") Skimmed and coved ceiling, emulsioned walls, PVCu double glazed window overlooking the rear of the property and fitted carpet. Built in double wardrobe.

Bedroom 3

2.26m x 3.16m (7' 5" x 10' 4") Papered and coved ceiling, emulsioned walls, PVCu double glazed window overlooking the rear of the property, radiator and fitted carpet.

Outside

The rear is bounded by fence, paved patio area ideal for garden furniture, raised flower beds. Steps leading up to further paved patio area with area laid to astroturf. Further sun terrace to the rear ideal for garden furniture. Block built storage shed to the rear. Outside tap. Summer house to remain.

The front of the property is bounded by low level wall and railing, low maintenance laid to area of chippings with shrubs. Pedestrian gate giving access to the footpath that leads to the front door.



Awaiting EPC &
Floorplan