

FOR  
SALE





## PROPERTY SUMMARY

An excellent opportunity for first-time buyers or investors. This two bedroom mid terrace property is ideally located within easy walking distance of Port Talbot town centre, local shops, schools, and transport links. The property offers spacious accommodation with plenty of potential and can be offered with no ongoing chain. Early viewing is recommended.

## POINTS OF INTEREST

- Two bedroom mid terrace house
- Close proximity to Port Talbot Town Centre
- Generous living/dining room
- No ongoing chain
- Downstairs bathroom



## ROOM DESCRIPTIONS

### Entrance

Via a part glazed PVCu door leading into the hallway.

### Entrance Hall

Papered ceiling, panel effect wallpaper, radiator, tiled flooring and stairs leading to the first floor with stair lift to remain. Door leading to ground floor accommodation.

### Open plan lounge/dining room

3.67m x 6.50m (12' 0" x 21' 4") Artexed and coved ceiling, papered walls, PVCu double glazed windows to the front and rear, two radiators and fitted carpet. The focal point to the room is the stone wall with wooden mantle, marble effect hearth and inset electric fire. Door leading into the kitchen/diner.

### Kitchen/Diner

2.49m x 4.03m (8' 2" x 13' 3") Artexed and coved ceiling, part wood tongue and groove / part tiled walls, PVCu double glazed window to the side, radiator and tiled flooring. A range of wall and base units with complementary work surfaces housing a one and half stainless steel sink and drainer. Under counter space for kitchen appliance, built in microwave, space for freestanding cooker and up right fridge/freezer. Door into understair storage. Space for dining table and chairs and door leading through to the rear passage.

### Rear Passage

Tongue and groove ceiling, tiled walls, radiator and a continuation of the tiled flooring. Frosted PVCu glazed door leading to the rear garden and doors leading to pantry storage and downstairs bathroom.

### Bathroom

2.01m x 2.44m (6' 7" x 8' 0") PVCu tongue and groove ceiling, respertex walls, PVCu double glazed window to the side, radiator and tiled flooring. Three piece suite comprising w.c. and wash hand basin set within vanity storage unit and panelled walk in bath with chrome handheld shower attachment with overhead mains fed shower. Door into storage unit housing the wall mounted combination gas fired boiler.

### Landing

Artexed ceiling with loft access, artexed walls, frosted PVCu double glazed window to the rear, fitted carpet, door leading to a storage cupboard. All doors leading off.

### Bedroom 1

3.35m x 3.44m (11' 0" x 11' 3") Measurements are to the fitted wardrobes. Papered and coved ceiling, papered walls, two PVCu double glazed windows to the front, radiator and fitted carpet. Fitted wardrobes to one wall with bridging units above and dressing table.

### Bedroom 2

2.05m x 2.98m (6' 9" x 9' 9") Papered and coved ceiling, PVCu double glazed window to the rear, radiator, fitted carpet and bank of fitted wardrobes.

### Outside

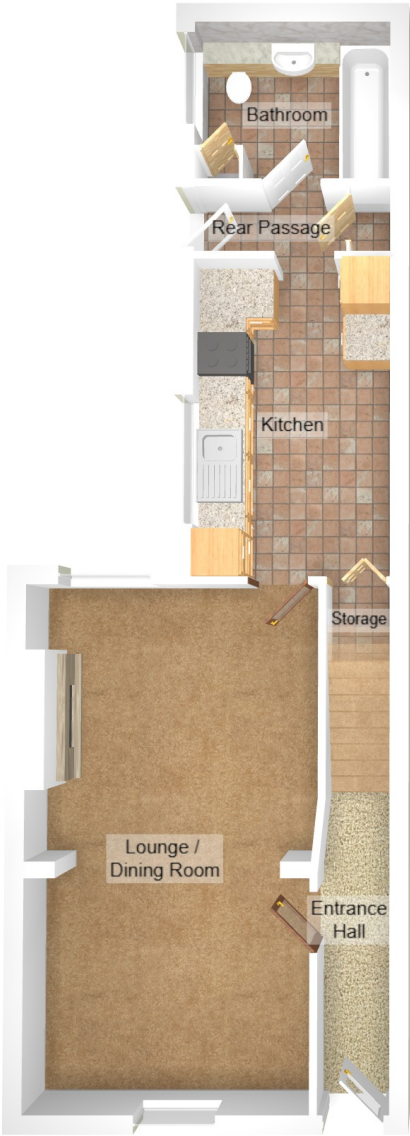
Low maintenance rear garden bound to three sides by wall, laid to pavers and raised flower beds. Wooden door leading to a shed and metal gate giving access to the rear lane.

The front leads onto the public footpath.









GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		