

FOR
SALE



26 Windsor Village, Port Talbot, West Glamorgan SA12 7EU

£280,000 - Freehold (to be confirmed)

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PROPERTY SUMMARY

Set in a quiet, family-friendly area within easy access to local amenities, shops and schools. Excellent transport links to Port Talbot town centre and beyond. This beautifully presented three bedroom semi detached home benefits from off road parking for several vehicles, newly fitted modern kitchen and low maintenance front and rear gardens. Early viewing is highly recommended to appreciate all this property has to offer.

POINTS OF INTEREST

- Three bedroom semi detached house
- Newly fitted modern kitchen
- Beautifully presented throughout
- Low maintenance front and rear gardens
- Off road parking and detached garage
- EPC - / Council tax - C



ROOM DESCRIPTIONS

Entrance

Accessed via part glazed PVCu door into:

Hallway

Stippled and coved ceiling, emulsioned walls, radiator, wood effect flooring, stairs leading to first floor accommodation, door into under stair storage. Doors leading off.

Kitchen

2.54m x 3.03m (8' 4" x 9' 11")

Skimmed and coved ceiling, inset spotlights, emulsioned walls and respatex to the splash back areas, rear facing PVCu double glazed window, side facing part frosted PVCu double glazed door leading to the garden and continuation of the wood effect flooring. The kitchen is fitted with a range of grey wall and base units with chrome handles and complementary work surfaces, inset one and a half grey composite sink and drainer, inset four ring gas hob with extractor above and oven and grill below. Integrated appliances: fridge/freezer, dishwasher and washing machine.

Reception 1

3.64m x 4.08m (11' 11" x 13' 5")

Stippled and coved ceiling, emulsioned walls, front facing PVCu double glazed window set within a bay, radiator and fitted carpet. Square archway leading into:

Reception 2/Dining Room

2.87m x 3.03m (9' 5" x 9' 11")

Stippled and coved ceiling, emulsioned walls, rear facing PVCu double glazed french doors leading to rear garden, radiator and fitted carpet.

Landing

Accessed via stairs with fitted carpet. Stippled and coved ceiling. Loft access hatch with access to the combination boiler, emulsioned walls, side facing frosted PVCu double glazed window and fitted carpet. Door into airing cupboard. All doors leading off.

Family Shower Room

1.66m x *2.42m *into the shower cubicle (5' 5" x 7' 11")

Skimmed ceiling, tile effect respatex walls, rear facing frosted PVCu double glazed window, wall mounted chrome heated towel rail and grey tile effect vinyl flooring. Three piece suite comprising shower cubicle fitted with a wall mounted mains fed shower with rain fall shower head and hand held attachment, w.c and wash hand basin set within a vanity unit with storage.

Bedroom 1

*2.45m x 3.97m (8' 0" x 13' 0") *measurements to the fitted wardrobes.

Stippled and coved ceiling, emulsioned walls, front facing PVCu double glazed window, radiator and fitted carpet. Room is fitted with built in wardrobes and bridging units above.

Bedroom 2

*2.63m x 3.02m (8' 8" x 9' 11") *measurements to the fitted wardrobes. Stippled and coved ceiling, emulsioned walls, rear facing PVCu double glazed window, radiator and fitted carpet. Room is fitted with built in wardrobes, bridging units and dressing table.

Bedroom 3

2.45m x 2.57m (8' 0" x 8' 5") Stippled and coved ceiling, emulsioned walls, front facing PVCu double glazed window, radiator and fitted carpet. Room is fitted with built in wardrobes, and dressing table area.

Garage

3.19m x 5.85m (10' 6" x 19' 2") Approx measurements. Accessed via traditional up and over door. Power is installed.

Outside

The rear garden is bound on three sides by wall. Low maintenance laid to resin and Astro turfed areas. Outside tap.

To the front the garden is bound on three sides by wall. Low maintenance and laid to resin, wrought iron gates giving access to the off road parking for several vehicles and an Astro turf area. Step leading up to the front door.

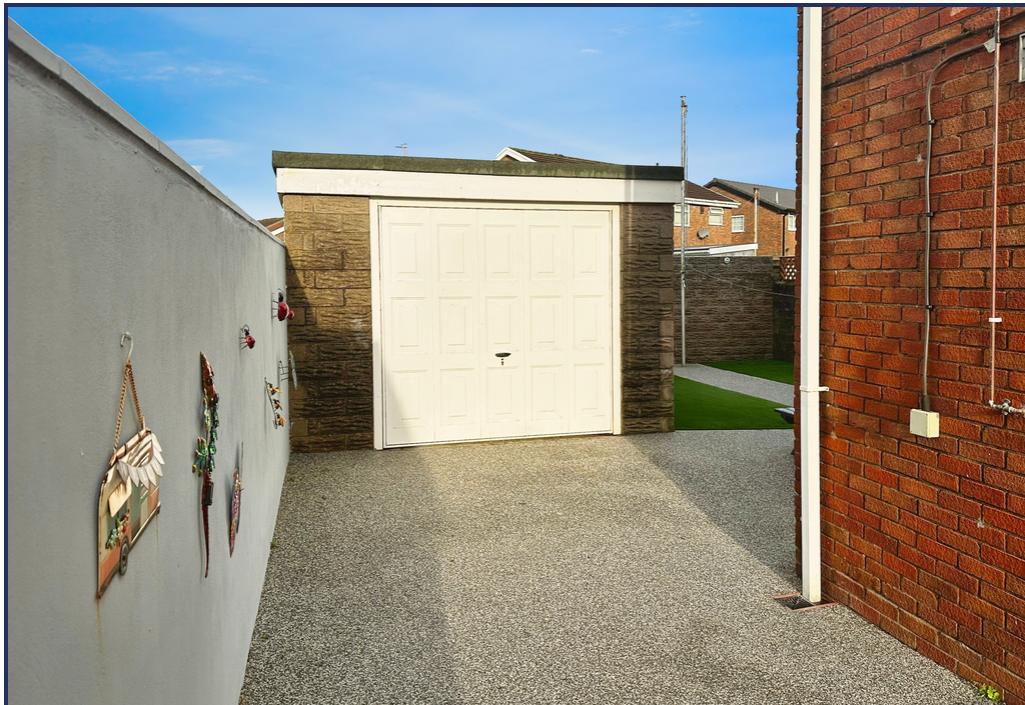




GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	76	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
	EU Directive 2002/91/EC	