

FOR  
SALE



26 Lletty Harri, Port Talbot, West Glamorgan SA13 2ES

£215,000 -

Payton  
Jewell  
Caines

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## PROPERTY SUMMARY

We are pleased to present to the market this immaculately presented three bedroom extended semi detached cottage set in Penycae area with outstanding views over the town. Good access to local Schools, shops, amenities and transport links. Early viewing recommended on this beautiful family home. No ongoing chain

## POINTS OF INTEREST

- Immaculately presented throughout
- Two reception rooms
- Large garden spaces
- Modern kitchen and bathroom
- Off road parking
- EPC - C , Council tax band - C
- No ongoing chain



## ROOM DESCRIPTIONS

### Entrance Porch

Via grey composite front door with glazed centre panel into the porch finished with emulsioned ceiling, inset spot lights, emulsioned walls, two PVCu double glazed windows overlooking the front and ceramic tiled flooring. Glazed composite door into the hallway.

### Entrance Hall

Emulsioned and coved ceiling, inset spot lights, emulsioned walls with wood panel feature, wall mounted designer radiator and wood effect ceramic tiled flooring. Stairs to first floor.

### Lounge

3.76m x 4.35m (12' 4" x 14' 3") Emulsioned and coved ceiling, LED light fitting, emulsioned walls with one painted wood panel feature wall, PVCu French doors leading to the garden with fitted inset Venetian blinds, two side PVCu double glazed windows with fitted Venetian blinds and wood effect LVT flooring. Slate hearth with wooden mantel.

### Reception 2

3.10m x 3.94m (10' 2" x 12' 11") Emulsioned and coved ceiling, LED light fitting, emulsioned walls, radiator, PVCu glazed door leading to rear courtyard and a continuation of the LVT flooring.

### Kitchen

2.11m x 3.81m (6' 11" x 12' 6") Measurements to the fitted units. Emulsioned ceiling with inset spot lights, emulsioned walls, wall mounted electric heater, two side facing PVCu double glazed windows and ceramic tiled flooring. A range of light grey gloss with dark contrast grey gloss wall and base units with solid granite work surface. Inset ceramic Belfast sink with black matt mixer tap. Built in four ring electric Neff hob with overhead extractor hood and built in electric oven below. Under counter space for integrated washing machine. Integrated fridge and freezer. Under stair storage cupboard.

### Bathroom

2m x 2.44m (6' 7" x 8' 0") Emulsioned ceiling with inset spot lights, part emulsioned walls with wood panel feature and part ceramic tiles walls, wall mounted designer radiator, PVCu frosted double glazed windows to the side and front of the property with fitted roller blinds and a continuation of the LVT flooring. Three piece suite comprising WC, wash hand basin with chrome mixer tap set within a wood painted vanity unit, centre fill bath with chrome mixer tap and wall mounted mains fed black rainfall head shower with glass shower screen.

### First Floor Landing

Emulsioned and coved ceiling with inset spot lights, access to loft, emulsioned walls, PVCu double glazed panel overlooking the rear of the property with fitted Venetian blind and fitted carpet. Double door storage cupboard housing gas fired combination boiler.

### Bedroom 1

2.65m x 3.76m (8' 8" x 12' 4") Emulsioned ceiling with inset spot lights, emulsioned walls with one feature panelled wall, PVCu double glazed window overlooking the front with fitted Venetian blind, radiator and fitted carpet. Built in wardrobe furniture comprising three wardrobes and over bed storage.

### Bedroom 2

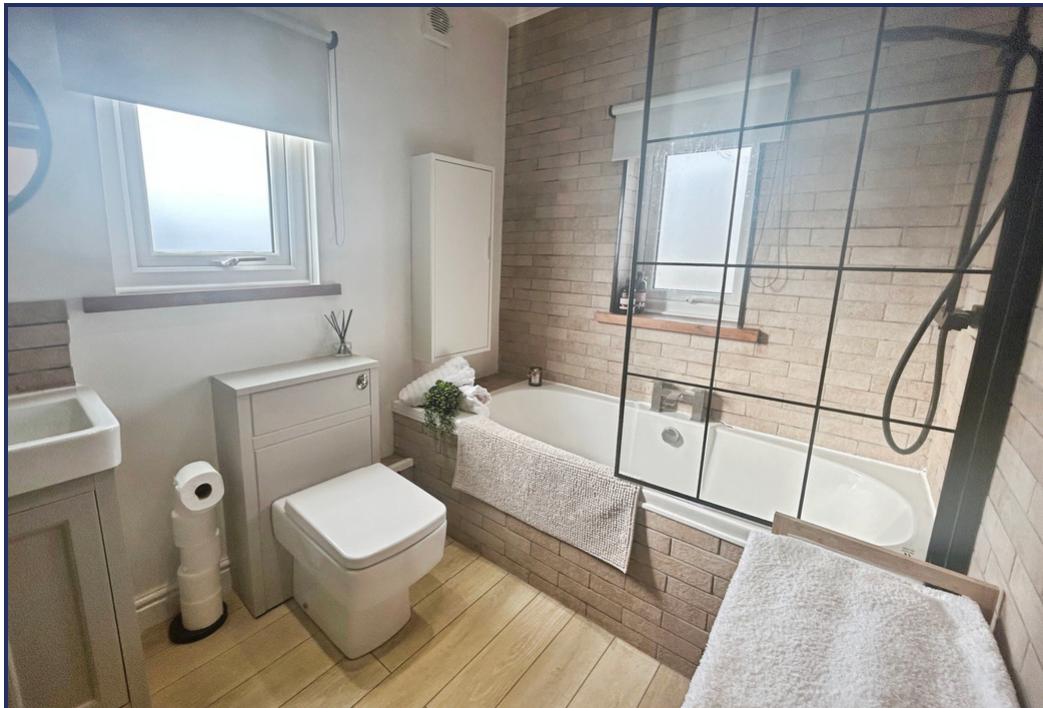
2.47m x 3.16m (8' 1" x 10' 4") Emulsioned ceiling, inset spot lights, emulsioned walls with wood panel featured wall, PVCu double glazed window overlooking the rear of the property with fitted Venetian blind, radiator and fitted carpet.

### Bedroom 3

2.07m x 2.80m (6' 9" x 9' 2") Emulsioned ceiling with inset spot lights, emulsioned walls, PVCu double glazed window overlooking the front of the property with fitted Venetian blind, radiator and fitted carpet.

### Outside

Stone paved terrace ideal for garden furniture which leads to the side of the property. Two hard standing parking spaces to the rear. The front of the property is bounded by dry stone wall and wood feather edge fencing with an area laid to stone paved sun terrace with a side wooden gate giving access to the lane. Steps lead down to large area with wooden storage shed and stone paved area with



Awaiting Floorplan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	86
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	70
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		