

FOR
SALE



19 Adare Street, Port Talbot, West Glamorgan SA12 6QF

£175,000 -

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Payton
Jewell
Caines

PROPERTY SUMMARY

POPULAR LOCATION. Three bedroom mid link property situated within close proximity to Aberavon seafront and all local amenities. The property has two reception rooms, fitted kitchen/diner and bathroom to the ground floor. Three bedrooms on the first floor. Combi boiler. PVCu double glazing.

POINTS OF INTEREST

- Three bedroom mid link property
- Two reception rooms
- Fitted kitchen/diner
- Enclosed rear garden
- Four piece bathroom suite



ROOM DESCRIPTIONS

Entrance hall

Via frosted glass panel PVCu door. Emulsioned ceiling. Centre light. Emulsioned walls. Staircase leading to the first floor with fitted carpet. Radiator. Wooden flooring. Built in cupboard housing electric box. Doors lead off.

Lounge

3.81m x 3.22m (12' 6" x 10' 7") Papered ceiling. Centre light. Original coving. Emulsioned walls. PVCu double glazed box bay window to the front. Radiator. Fitted carpet.

Dining

5.14m x 3.39m (16' 10" x 11' 1") 5.14m x 3.39m (16' 10" x 11' 1") Emulsioned and coved ceiling. Centre light. Walls are emulsioned with one feature papered wall. PVCu double glazed window to the rear. Radiator. Chimney breast with alcoves to both sides. Gas fire with marble mantle, hearth and surround. Continuation of wood flooring from the hallway. Access to under stairs storage cupboard. Door into kitchen.

Kitchen

2.88m x 3.82m (9' 5" x 12' 6") Papered ceiling and coved. Centre light. Emulsioned walls with tiles to splash back areas. PVCu double glazed window to the side. Fitted with a range of wall and base units with laminated worktops. Sink and drainer with mixertap. Electric hob with electric oven and overhead extractor hood. Space for fridge freezer. Storage cupboard housing wall mounted combination boiler. Radiator. Large marble effect porcelain tiles to the floor. Doorway into rear hallway.

Lobby

Emulsioned and coved ceiling. Centre light. Emulsioned walls. Frosted glass PVCu door to the rear. Continuation of the tiled flooring from the kitchen. Storage cupboard with plumbing for automatic washing machine.

Bathroom

PVCu clad with inset spotlights. Respatex panels to the walls. Dual aspect with frosted side and rear PVCu double glazed windows. Four piece suite comprising panelled sided bath, low level w.c., pedestal wash hand basin and walk-in corner shower. Radiator. Continuation of the flooring.

Landing

Via stairs with fitted carpet and wooden balustrade. Emulsioned ceiling. Two pendant lights. Access to loft. Fitted carpet.

Bedroom

5.18m x 3.2m (17' 0" x 10' 6") Emulsioned ceiling with inset spotlights and centre light. Two double glazed PVCu windows to the front. Radiator. Laminated flooring in a wood effect.

Bedroom

3.41m x 2.47m (11' 2" x 8' 1") Emulsioned ceiling. Centre light. Emulsioned walls. PVCu double glazed window to the rear. Radiator. Fitted carpet.

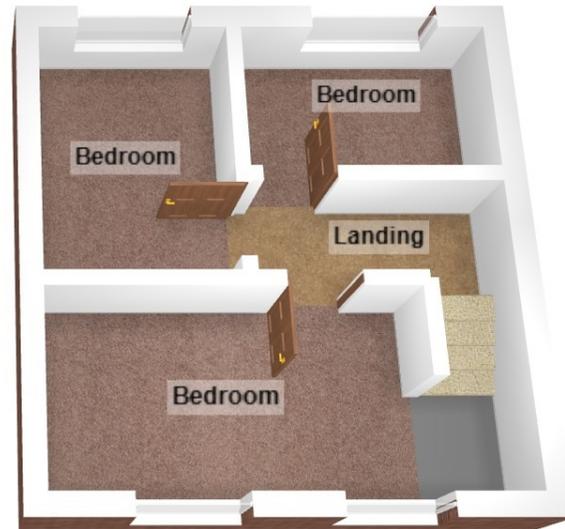
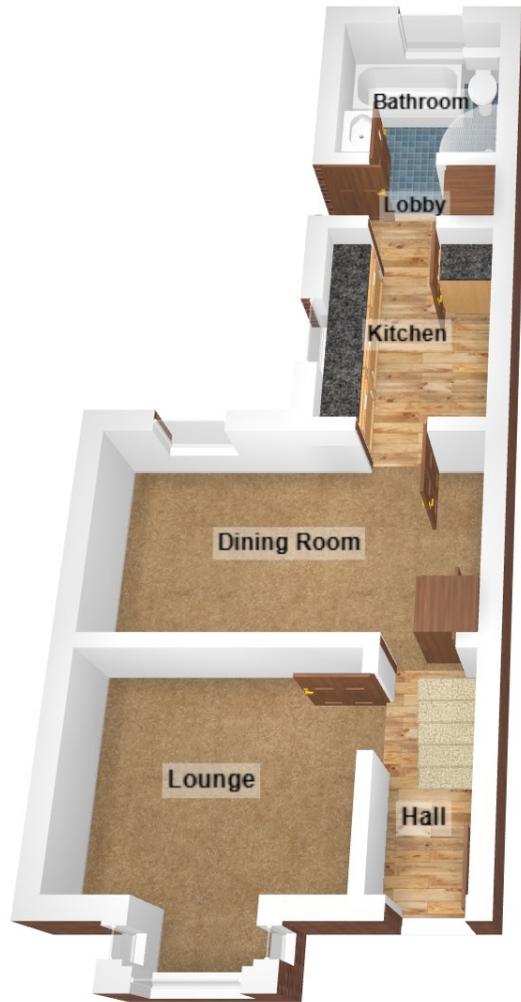
Bedroom

2.55m x 2.41m (8' 4" x 7' 11") Emulsioned ceiling. Centre light. Emulsioned walls. PVCu double glazed window to the rear. Radiator. Fitted carpet.

Outside

Enclosed low maintenance rear garden with an area laid to resin. Ideal for furniture. An area laid to artificial turf. Decking. Block built storage shed with power and lighting. To the front is forecourt garden with gate leading to pathway and front door.





EPC