

FOR  
SALE



7 Dunraven Street, Port Talbot, West Glamorgan SA12 6EG

£150,000 - Freehold

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## PROPERTY SUMMARY

### CLOSE TO ALL LOCAL AMENITIES!

This three bedroom end terrace house situated in the Fairfield area of Port Talbot is located within close proximity to local schools, shops and within walking distance of Port Talbot Town Centre and transport hub. The property benefits from two reception rooms, downstairs bathroom, large garage and separate storage shed to the rear. Ideal purchase for a FIRST TIME BUYER. Viewing is highly recommended to appreciate what this family home has to offer.



## POINTS OF INTEREST

- Three bedroom end of terrace house
- Two reception rooms
- Downstairs bathroom
- Garage to the rear
- Bedroom 2 with additional room attached ideal for storage/home office
- Enclosed rear garden with block built storage shed



## ROOM DESCRIPTIONS

### Entrance

Via part frosted glazed composite door into the entrance hall finished with artexed ceiling, emulsioned walls, radiator and tiled flooring. Stairs leading to first floor. All doors leading off. Door to under stair storage.

### Reception 1

3.18m x 3.41m (10' 5" x 11' 2") Stippled and coved ceiling, emulsioned walls, PVCu double glazed bay window overlooking the front of the property and a continuation of the laminate flooring. Wooden fire surround, mantel and onset fire.

### Reception 2/ Dining Room

3.25m x 3.73m (10' 8" x 12' 3") Skimmed ceiling, emulsioned walls, PVCu double glazed window overlooking the rear of the property, radiator and grey wood effect laminate flooring. Sliding door into kitchen.

### Kitchen

2.30m x 3.24m (7' 7" x 10' 8") Skimmed sloping ceiling, emulsioned walls with tiling to splash back areas, PVCu double glazed window overlooking the rear of the property, PVCu part frosted glazed door leading out to the rear garden and a continuation of the laminate flooring. A range of base units with complementary work surfaces. Inset one and a half stainless steel sink and drainer. Space for freestanding cooker with extractor hood above. Space for upright fridge/freezer. Under counter space for two kitchen appliances.

### Downstairs Bathroom

1.91m x 2.65m (6' 3" x 8' 8") Stippled ceiling, emulsioned walls, PVCu frosted double glazed window overlooking the rear of the property, radiator and tiled flooring. Three piece suite comprising low level WC, pedestal wash hand basin and panelled bath wall mounted electric Triton shower.

### First floor landing

Via stairs with fitted carpet. Stippled ceiling, access to loft with pull down ladder and partially boarded. All doors leading off.

### Bedroom 1

3.07m x 3.66m (10' 1" x 12' 0") Stippled ceiling, emulsioned walls, PVCu double glazed window overlooking the rear of the property, radiator and wood effect laminate flooring. Storage cupboard housing wall mounted gas fired combination boiler.

### Bedroom 2

2.39m x 3.32m (7' 10" x 10' 11") Stippled ceiling, emulsioned walls with one feature papered wall, PVCu double glazed window overlooking the front of the property, radiator and a continuation of the wood effect laminate flooring. Door into storage room.

### Storage room

1.92m x 3.33m (6' 4" x 10' 11") Currently used as a bedroom. Stippled ceiling, emulsioned walls, PVCu double glazed window overlooking the front of the property, radiator and a continuation of the wood effect laminate flooring. Door leading to over stair storage cupboard. Door into bedroom 2.

### Bedroom 3

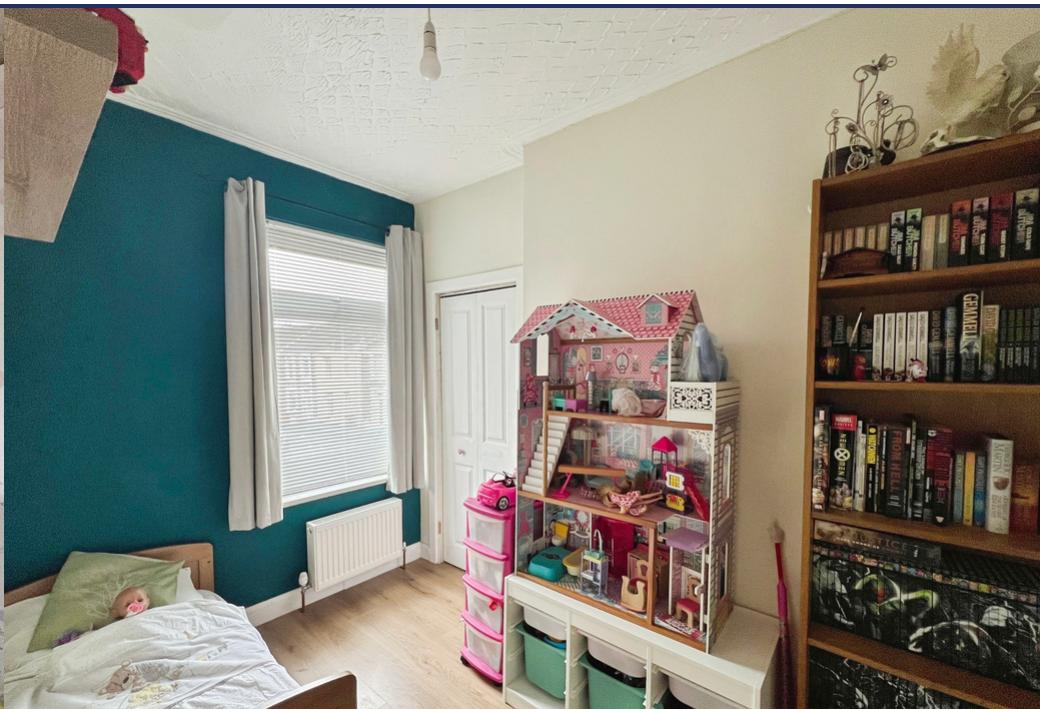
2.24m x 2.68m (7' 4" x 8' 10") Stippled ceiling, emulsioned walls with one feature papered wall, PVCu double glazed window overlooking the rear of the property, radiator and wood effect laminate flooring.

### Outside

2.40m x 6.87m (7' 10" x 22' 6") Enclosed low maintenance rear garden laid to concrete with side gate giving access to the rear lane that leads to the garage. Outside tap. Block built storage shed 2.40m x 6.87m (7' 10" x 22' 6") with tin sheet roof, ply board ceiling, block walls, timber framed courtesy window and concrete flooring.

### Garage

Spacious garage behind the block built shed to the rear with tin roof and concrete flooring. Power installed. Accessed via wooden doors.



Awaiting EPC &  
Floorplan