

FOR  
SALE



103 Talbot Road, Port Talbot, West Glamorgan SA13 1LA

£185,000 - Freehold

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Payton  
Jewell  
Caines



## PROPERTY SUMMARY

Ideally located within walking distance to Port Talbot town centre with all the local shops, amenities, transport links and good access to the M4 corridor. This three bedroom mid terraced house would be perfect for growing families or first time buyers. The accommodation briefly comprises to the ground floor; entrance hall, two reception rooms and kitchen. To the first floor three bedrooms and family bathroom. Externally front and rear low maintenance gardens. Early viewing recommended.

## POINTS OF INTEREST

- Three bedroom mid terraced house
- Two reception rooms
- Ideal for First Time Buyer
- Within walking distance of the town centre
- Low maintenance gardens
- Viewing recommended



## ROOM DESCRIPTIONS

### Hallway

Access via oak effect composite door. Emulsioned ceiling. Coved. Pendant light. Emulsioned walls. Radiator. Wood effect quick step flooring. Front facing leaded PVCu double glazed panel. Stairs to first floor.

Understair storage. All doors leading off.

### Reception 1

4.48m x 3.96m (14' 8" x 13' 0") Original coved ceiling. Ceiling rose and pendant light. Emulsioned walls with papered feature wall to chimney breast. Radiator. Front facing PVCu double glazed bay window with fitted shutters. Marble fire place with wooden mantle and surround and inset real flame gas fire. Wood effect quick step flooring.

### Reception 2

4.28m x 3.85m (14' 1" x 12' 8") Emulsioned and coved ceiling. Ceiling rose and pendant light fitting. Emulsioned walls. Alcoves with wall lights. Fitted carpet. Rear facing PVCu double glazed window with fitted Venetian blinds. Marble hearth.

### Kitchen

4.91m x 2.36m (16' 1" x 7' 9") Emulsioned and coved ceiling. Fluorescent tube light fitting. Part emulsioned part ceramic tiles to the walls. Stone floor tiles. Side facing PVCu double glazed window with fitted roman blind. PVCu half glazed door leading to rear garden. Kitchen is fitted with a range of cream Shaker style wall and floor cupboards with laminate worktops. Melamine sink and drainer with mixer tap. Under counter space for three appliances. Space for a cooker with overhead extractor hood. One cupboard houses the gas fired combination boiler. Room for upright fridge freezer. Landing Emulsioned ceiling. Loft access hatch. Pendant light. Coving. Emulsioned walls. Fitted carpet. Doors leading off.

### Bedroom 1

4.0m x 3.76m (13' 1" x 12' 4") Emulsioned and coved ceiling. Pendant light fitting. Emulsioned walls. Radiator. Wood effect quick step flooring. Front facing PVCu double glazed bay window with fitted roller blind.

### Bedroom 2

3.69m x 3.61m (12' 1" x 11' 10") Artexed and coved ceiling. Pendant light. Emulsioned walls. Radiator. Fitted carpet. Rear facing PVCu double glazed window.

### Bedroom 3

2.30m x 1.98m (7' 7" x 6' 6") Emulsioned and coved ceiling. Pendant light. Emulsioned walls. Wood effect quick step flooring. Radiator. Front facing PVCu double glazed window with fitted vertical blind.

### Bathroom

2.68m x 2.40m (8' 10" x 7' 10") Emulsioned and coved ceiling. Flush light fitting. Emulsioned walls with ceramic tiles to splashback areas. Grey wood effect water resistant quick step flooring. Chrome wall mounted heated towel rail. Rear facing frosted PVCu double glazed window. Room is fitted with a four piece suite comprising W.C., pedestal wash hand basin, bathtub and corner shower cubicle with electric shower.

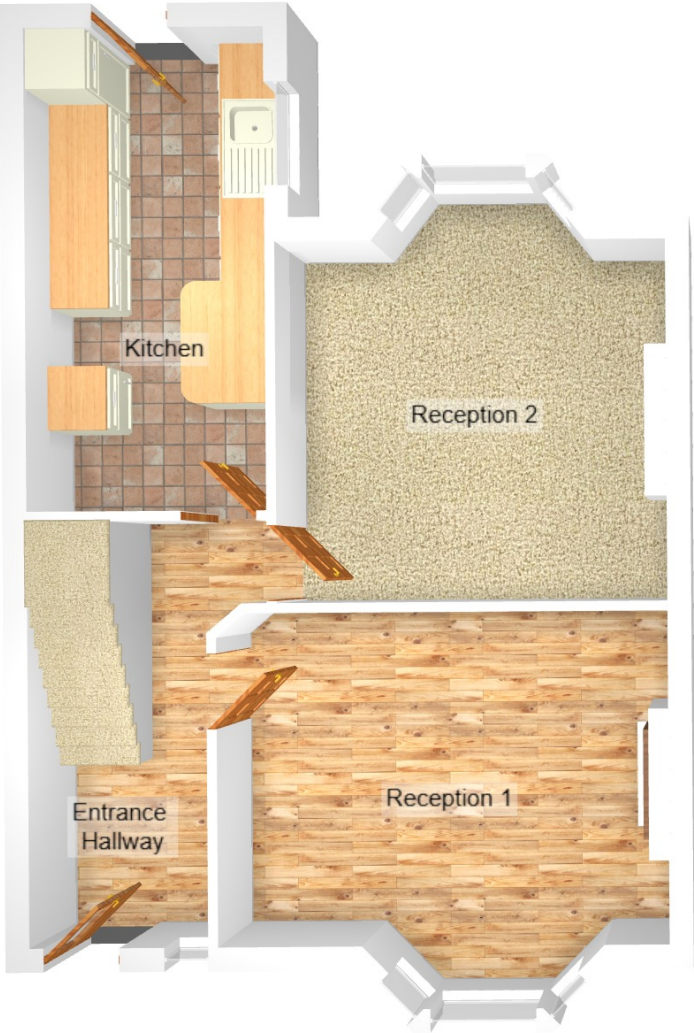
### Outside

The front is bounded on three sides by brick wall. Metal gate with terrazzo tiles to front door. Front garden is laid to stone pavers. The rear garden bounded by block wall with rear gate to lane access. Garden is laid to stone pavers.









GROUND FLOOR



FIRST FLOOR

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92+)                                       | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C | 71                      | 77        |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England, Scotland & Wales                   |   | EU Directive 2002/91/EC |           |