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A: 20 Station Road, Port Talbot, SA13 1JB

FOR SALE

£125,000

8 Somerset Street, Port Talbot, West Glamorgan. SA13 1UA



We are pleased to offer for sale this well presented three bedroom terraced property situated on this residential area, close to shops, schools and other amenities. The property comprises entrance porch, living room, bathroom and recently fitted kitchen to the ground floor with three bedrooms to the first floor. The internal decor is neutral & bright allowing the purchaser to easily add their own stamp. The property also enjoys a good-sized, enclosed rear garden - an ideal space for family-time or entertaining. Heating is via a recently installed gas combi boiler and the property is double glazed throughout. The electrics have been recently inspected and meet current regulations.

Porch

Via uPVC double glazed door, fitted carpet, decorative glazed panels, glazed timber door to living room.

Living Room

5.01m x 4.19m (16' 5" x 13' 9") Continuation of fitted carpet, uPVC double glazed window to front, door to lobby, radiator, built in storage cubboards, stairs to first floor.

Lobby

Cushion flooring, doors to kitchen & bathroom.

Bathroom

2.63m x 2.37m (8' 8" x 7' 9") Cushion flooring, fitted with a three-piece bathroom suite in white, separate shower cubicle with twin head shower, uPVC double glazed window to rear, tiled splash backs.

Kitchen

2.77m x 2.89m (9' 1" x 9' 6") Cushion flooring, fitted with a range of base and wall-mounted units in white with contrasting worktops, sink unit, built in electric oven with gas hob, uPVC double glazed door to side, uPVC double glazed window to side, tiled splashbacks.

Stairs / Landing

Fitted carpet, uPVC double glazed window to rear, doors to bedrooms, built in storage unit.

Bedroom 1

2.93m x 3.38m (9' 7" x 11' 1") Fitted carpet, uPVC double glazed window to front, radiator.

Bedroom 2

3.1m x 2.88m (10' 2" x 9' 5") Fitted carpet, uPVC double glazed window to rear, radiator.

Bedroom 3

2.44m x 1.96m (8' 0" x 6' 5") Fitted carpet, uPVC double glazed window to front, radiator.



Tenure: Freehold

Council Tax: Band A

Council Tax: Rate £1,587.64

Parking Types: None.

Heating Sources: Double Glazing. Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: C (69)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No





