

FOR
SALE



12 Cambrian Place, Port Talbot, West Glamorgan SA13 1HD

£160,000 -

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Payton
Jewell
Caines

PROPERTY SUMMARY

We are pleased to offer for sale this traditional mid terrace home which is ideally situated just minutes away from the M4 corridor and within walking distance of Port Talbot town centre and local schools. The property offers good size accommodation and would be an ideal first time or investment purchase.

Briefly comprising to the ground floor entrance porch, two reception rooms, kitchen and family bathroom. To the first floor there are three bedrooms and a separate WC. Externally to the rear there is an easily maintainable courtyard garden with a good size detached garage and lane access.

POINTS OF INTEREST

- Three bedroom terraced house
- Lounge and dining room
- Ground floor bathroom and first floor WC
- Enclosed courtyard garden
- Detached garage
- Ideal first time or investment purchase



ROOM DESCRIPTIONS

Entrance

Via PVCu double glazed opaque door leading into the entrance porch.

Entrance Porch

Tiled flooring, emulsioned walls, double glazed opaque PVCu window and door leading into the lounge and door leading to the dining room.

Dining room

3.09m x 3.75m (10' 2" x 12' 4") Double glazed PVCu bay window overlooking the front, emulsioned walls, coving, radiator and laminate flooring. Feature fireplace and meter cupboard.

Lounge

3.11m x 5.26m (10' 2" x 17' 3") Radiator, coving, three walls lights, PVCu double glazed patio door leading to the rear and feature fireplace. Stairs leading to the first floor and opaque double glazed aluminium casement sliding door leading to the kitchen.

Kitchen

3.15m x 3.31m (10' 4" x 10' 10") PVCu double glazed window to the side, radiator, emulsioned walls and coving. A range of wall and base units with roll edge work surfaces housing a stainless steel sink drainer. Tiling to the splash back areas, tiled flooring, integrated electric hob with cooker hood, space for freestanding fridge/freezer and washing machine. Door leading to the inner hall.

Inner hall

Radiator, recessed storage cupboard with shelving and PVCu opaque double glazed door leading to the rear garden. Further door leading to the downstairs bathroom.

Bathroom

3.09m x 2.47m (10' 2" x 8' 1") PVCu double glazed opaque windows to the rear and side of the property, radiator, coving, extractor fan, tiled walls and tiled flooring. Four piece suite comprising panelled bath, wash hand basin set within a vanity unit, low level WC and separate shower with mains shower attachment.

Landing

Via stairs with balustrade, loft access, wall light point, doors leading to bedrooms.

Bedroom 1

5.21m x 3.12m (17' 1" x 10' 3") Two PVCu double glazed windows to the front, radiator, artexed walls and fitted carpet.

Bedroom 2

3.14m x 3.54m (10' 4" x 11' 7") PVCu double glazed window to the rear, radiator, fitted carpet and artexed walls.

Bedroom 3

2.53m x 3.15m (8' 4" x 10' 4") PVCu double glazed window to the rear, radiator, emulsioned walls and fitted carpet, Wall mounted combination boiler housed within the triple wardrobe with triple doors one of which is mirrored.

WC

PVCu opaque double glazed window to the side, emulsioned walls and vinyl flooring. Two piece suite comprising low level WC and wash hand basin set within a vanity unit.

Outside

Rear courtyard with brick retaining wall, AstroTurf area, water tap and access via a gate to the rear lane.

Detached garage

5.63m x 3.86m (18' 6" x 12' 8") Access via a roller shutter door with PVCu windows to the side and rear. Water tap.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	