

FOR
SALE



18 Somerset Street, Port Talbot, West Glamorgan SA13 1UA

£125,000 - Freehold

53, Station Road, Port Talbot, SA13 1NW 01639 891268 porttalbot@pjchomes.co.uk

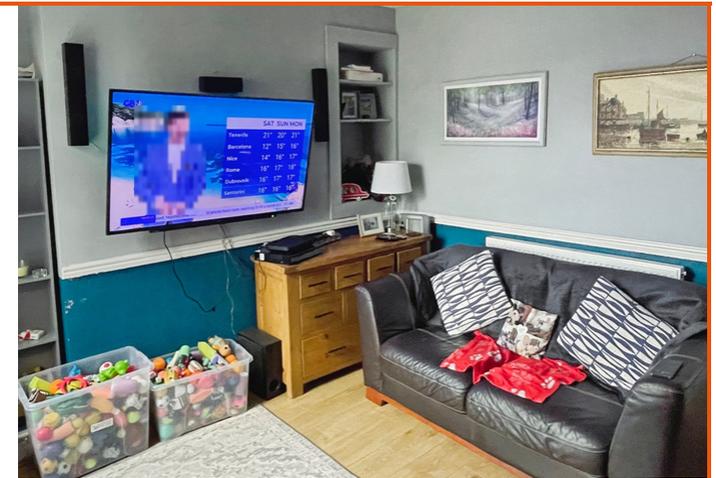
Payton
Jewell
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PROPERTY SUMMARY

A well presented two bedroom mid terraced house comprising entrance hall, lounge, dining room, kitchen with fitted appliances, first floor bathroom and enclosed rear garden. The property further benefits from gas central heating and double glazing. Conveniently located for easy access to the M4 motorway and Port Talbot town centre.

POINTS OF INTEREST

- Two bedroom terraced house
- First floor bathroom
- Gas central heating
- PVCu double glazing
- Two reception rooms
- Enclosed rear garden
- Convenient access to the M4 motorway



ROOM DESCRIPTIONS

Entrance

Via PVCu opaque glazed door leading into the entrance hall.

Entrance hall

Emulsioned walls, laminate flooring, stairs leading to the first floor and doors leading into the dining room and lounge.

Dining room

3.83m x 3.03m (12' 7" x 9' 11") max. PVCu double glazed windows to the front, radiator, emulsioned walls with dado rail, laminate flooring and two storage cupboards.

Lounge

3.19m x 3.63m (10' 6" x 11' 11") Emulsioned walls, double glazed PVCu window to the rear, radiator, shelving for storage and laminate flooring. Door leading into the kitchen.

Kitchen

2.89m x 2.74m (9' 6" x 9' 0") Emulsioned walls with tiling to the splash backs, vinyl flooring, double glazed PVCu window and door to the side and wall mounted boiler. A range of wall and base units with complementary roll edge work surfaces housing a composite one and half sink with single drainer and swan neck mixer tap. integrated gas hob and electric oven.

Landing

Via stairs with wooden balustrade. PVCu window overlooking the rear, loft access with ladder, smoke alarm, emulsioned walls and fitted carpet. Doors leading off.

Bedroom 1

3.36m x 2.70m (11' 0" x 8' 10") Emulsioned walls, coving, PVCu double glazed window to the front, radiator and fitted carpet.

Bedroom 2

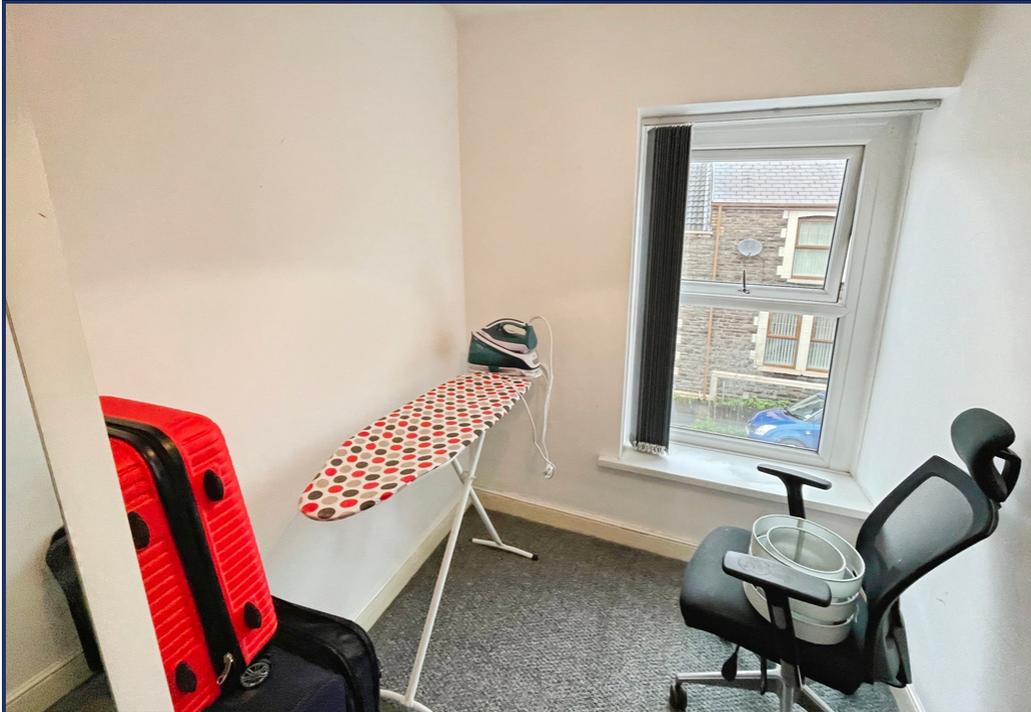
1.93m x 2.42m (6' 4" x 7' 11") Emulsioned walls, PVCu double glazed window to the front, radiator and fitted carpet.

Bathroom

2.99m x 2.80m (9' 10" x 9' 2") Emulsioned walls with ceramic tiles to the splash backs, coving, PVCu double glazed opaque window to the rear and radiator. Three piece suite comprising wash hand basin with vanity unit, low level WC and panelled bath with overhead mixer taps. Extractor fan and vinyl flooring.

Outside

The rear garden is laid to paved patio with path leading to a gate to the rear lane access. Brick built garden shed and retaining secure brick walls.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		88
(69-80)	C	70	
(55-68)	D		
(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	