

FOR
SALE



35 Hafod Street, Port Talbot, West Glamorgan SA13 1AE

£199,950 - Freehold

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Payton
Jewell
Caines

PROPERTY SUMMARY

Situated within a convenient residential area of Port Talbot, this three bedroom mid terraced house is a well presented home offering comfortable living space, ideal for first time buyers, families or investors. The property offers good sized family accommodation throughout and has been modernised whilst retaining many of the original features. Conveniently located just a short distance from shops, amenities as well as Port Talbot town centre, M4 corridor and Taibach Memorial Park. Early viewing is highly recommended.

POINTS OF INTEREST

- Three bedroom traditional mid terraced house
- Three good sized bedrooms
- Two reception rooms
- Kitchen /diner
- Enclosed rear garden
- Rear lane access and garage
- Well presented throughout



ROOM DESCRIPTIONS

Entrance

Via composite door through to the vestibule.

Vestibule

Skimmed, emulsioned and coved ceiling, skimmed and emulsioned walls, tiled flooring, doorway through to the entrance hall.

Entrance hall

Skimmed and emulsioned ceiling with ceiling light, original coving and feature cornice, papered walls, radiator, continuation of the tiled flooring and stairs leading to the first floor. Doorway through to reception rooms.

Reception 1

Skimmed and emulsioned ceiling with ceiling light, skimmed and emulsioned walls, radiator and PVCu double glazed window overlooking the rear of the property. Chimney breast with alcoves either side and laminate flooring. Double glazed door leading to reception 2.

Reception 2

4.04m x 4.13m (13' 3" x 13' 7") Skimmed and emulsioned ceiling with ceiling light, original coving, skimmed and emulsioned walls, two radiators, tiled flooring and PVCu double glazed box bay window overlooking the front of the property. Chimney breast with stone finish and respertex to the alcoves, wall mounted feature electric fireplace and built in storage either side of the alcoves.

Kitchen

2.89m x 5.05m (9' 6" x 16' 7") Skimmed and emulsioned ceiling with inset spot lights, skimmed and emulsioned walls with tiling to the splash back areas and tiled flooring. Dual aspect PVCu double glazed windows overlooking the rear and side of the property and radiator. PVCu frosted door leading to the rear garden. The kitchen comprises a range of wall and base units with coordinating work surfaces housing a one and half matt black inset sink with drainer and mixer tap. Integrated appliances include; double oven, electric hob with overhead extractor hood and dishwasher. Space and plumbing for automatic washing machine and space for American fridge/freezer. To the centre of the kitchen is a breakfast bar with space for stools and built in wine cooler. Under stairs storage.

Landing

Via stairs with fitted carpet and balustrade. Skimmed and emulsioned ceiling with ceiling light and access to the loft. Papered walls and fitted carpet. Doors leading off.

Bedroom 1

4.89m x 4.40m (16' 1" x 14' 5") Skimmed and emulsioned ceiling with ceiling light, skimmed and emulsioned walls with one feature papered wall. Radiator, fitted carpet and dual aspect PVCu double glazed windows overlooking the front of the property.

Bedroom 2

2.24m x 2.64m (7' 4" x 8' 8") Skimmed and emulsioned ceiling with ceiling light, skimmed and emulsioned walls, radiator, PVCu double glazed window overlooking the rear and laminate flooring.

Bedroom 3

3.33m x 2.89m (10' 11" x 9' 6") Skimmed and emulsioned ceiling with ceiling light, skimmed and emulsioned walls, radiator, PVCu double glazed window overlooking the rear of the property and fitted carpet. Storage cupboard housing a gas fired combination boiler.

Family bathroom

1.62m x 1.85m (5' 4" x 6' 1") Respertex panelled ceiling with ceiling light, floor to ceiling tiled walls, PVCu frosted double glazed window overlooking the side of the property and tiled flooring. Three piece suite comprising low level WC, wash hand basin with vanity and chrome mixer tap and panelled bath with overhead rainfall shower and glass shower screen. Wall mounted chrome heated towel rail.

Outside

To the rear of the property is an enclosed garden, area laid to patio, outside water tap, area laid artificial turf and a further area laid to decking ideal for garden furniture. Garage to the rear with PVCu door and PVCu French doors and an up and over door to the rear lane with power and lighting.

Low maintenance front forecourt with pathway and step leading to the front door.





| Energy Efficiency Rating | | Current | Potential |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92+) | A | | |
| (81-91) | B | | 86 |
| (69-80) | C | | |
| (55-68) | D | 57 | |
| (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 | |