

FOR  
SALE



12 Conduit Street, Port Talbot, West Glamorgan SA13 1TA

Payton  
Jewell  
Caines

£115,000 - Freehold

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

## PROPERTY SUMMARY

Welcoming to the market this four bedroom terraced house is within walking distance of local shops, Central infants school, amenities, transport links and has good links to the M4 corridor. The property benefits from downstairs bathroom, open plan lounge/diner and four bedrooms. Being sold with no ongoing chain. Property does require some modernisation throughout.

## POINTS OF INTEREST

- Traditional four bedroom mid terrace
- Enclosed rear garden with lane access
- Requires some modernisation internally
- Through lounge/diner
- Gas fired combination boiler
- Sold with no onward chain



## ROOM DESCRIPTIONS

### Hallway

Papered ceiling. Papered walls with half ceramic tiles and fitted carpet.

### Entrance Hall

Papered ceiling. Papered walls with half height feature border. Skirting. Fitted carpet. Feature architrave.

### Dining Room

3.80m x 3.30m (12' 6" x 10' 10") PVCu double glazed window with a fitted vertical blind looking to the rear garden. Finished with papered ceiling. Central ceiling rose and light fitting. Coving. Papered walls with a half height feature dado rail. Skirting. Fitted carpet. Built in storage cupboards.

### Lounge

3.90m x 2.90m (12' 10" x 9' 6") Overlooking the front via PVCu double glazed window with the fitted vertical blind. Finished with papered and coved ceiling. Central ceiling rose and light. Papered and plastered walls with feature dado rail. Skirting. Fitted carpet. Feature fireplace with a gas coal effect living flame fire with a marble hearth back plate and wooden mantle.

### Kitchen

3.0m x 2.95m (9' 10" x 9' 8") Overlooking the side via PVCu double glazed window with a fitted vertical blind. Finished with papered and coved ceiling. Central fluorescent strip light. Emulsioned walls and ceramic tiles to the floor. Under stair storage cupboard. The kitchen is fitted with a range of low level and wall mounted units in white with a complementary roll top work surface and ceramic tiles to the splashback. Integrated double electric oven with four ring gas hob and a built-in extractor hood. One and half basin sink with mixer tap and drainer. Plumbing for automatic washing machine. Door through into: Rear Lobby Part frosted PVCu door leading out to the rear garden.

### Door to the W.C. and bathroom

Separate WC PVCu frosted glazed window overlooking the rear. Half height ceramic tiles to the wall and floor. Bathroom PVCu double glazed window overlooking the rear with fitted vertical blind. Finished with PVCu tongue and groove ceiling. Respatex wall covering and ceramic tiles to the floor. Three piece suite in white with wash hand basin with chrome mixer tap and storage below, bath with chrome mixer tap and a corner quadrant style shower cubicle with sliding glazed doors housing a plumbed shower. Radiator.

### Landing Via stairs

Fitted carpet and wooden balustrade. Papered walls with a half height feature border. Skirting. Fitted carpet.

### Bedroom 1

3.50m x 3.10m (11' 6" x 10' 2") Overlooking the front via PVCu double glazed window with a fitted vertical blind. Finished with emulsioned walls. Skirting. Fitted carpet. Two double fitted wardrobes.

### Bedroom 2

3.15m x 2.60m (10' 4" x 8' 6") Overlooking the rear garden via PVCu double glazed window with a fitted vertical blind. Finished with emulsioned and coved ceiling. Emulsioned walls with half height feature dado rail. Skirting. Fitted carpet. Double fitted wardrobe housing wall mounted gas fire combination boiler.

### Bedroom 3

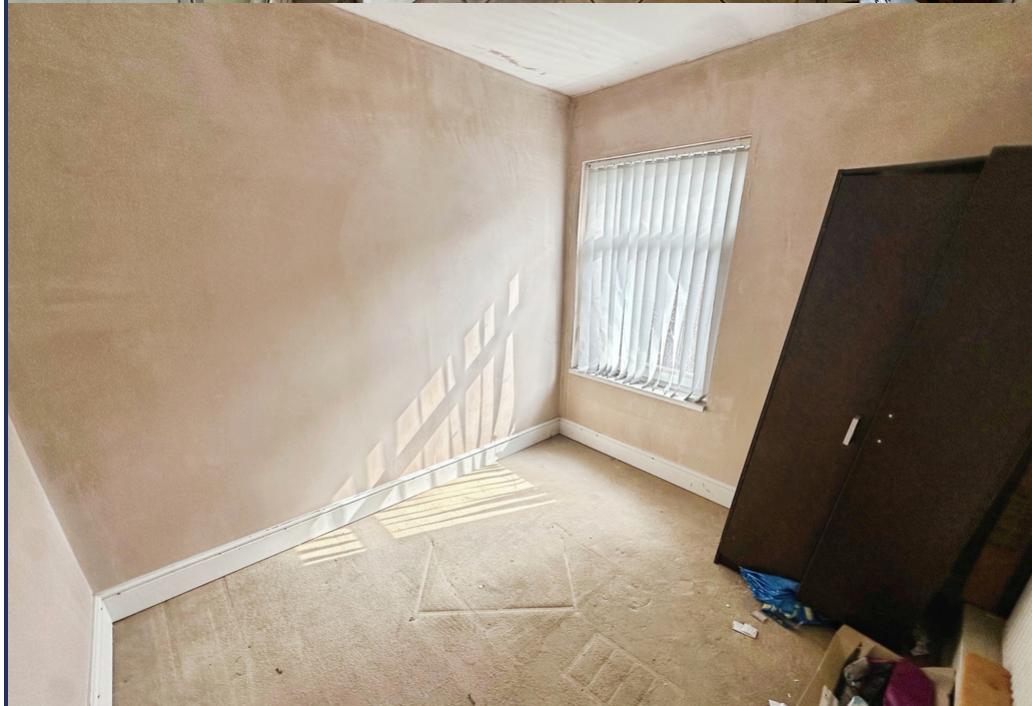
2.80m x 2.55m (9' 2" x 8' 4") PVCu double glazed window overlooking the side with a fitted vertical blind. Finished with plastered ceiling and walls. Skirting. Fitted carpet. Bedroom 4 2.60m x 1.95m (8' 6" x 6' 5") Overlooking the front facing PVCu double glazed window with a fitted vertical blind. Finished with access to storage. Papered walls. Skirting. Fitted carpet.

### Bedroom 4

1.95m x 2.60m (6' 5" x 8' 6") Overlooking the front facing PVCu double glazed window with a fitted vertical blind. Finished with access to storage. Papered walls. Skirting. Fitted carpet.

### Outside

Enclosed rear garden laid to patio with gated access to the real lane.





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