

FOR
SALE



57 Sitwell Way, Port Talbot, West Glamorgan SA12 6BH

£395,000 -

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PROPERTY SUMMARY

Located in the desirable area of Little Warren you will find this five bedroom extended house ideal for any GROWING FAMILIES looking for a spacious family home. This property benefits from close access to local shops, Tywyn Primary School, amenities and transport links to Port Talbot town centre as well as being within walking distance to Aberavon Beach. Early viewing is highly recommended to appreciate the potential of this family home.

This property briefly consists of two/three reception rooms, kitchen, utility room, four/five bedrooms one with en-suite and family bathroom. Externally there is a front garden offering off road parking and to the rear there is a large garden with garage.

POINTS OF INTEREST

- Self-built four/five bedroom detached
- Fitted kitchen/utility room
- Enclosed South facing rear garden
- Three reception rooms
- Off road parking and detached garage
- EPC D/Council tax F



ROOM DESCRIPTIONS

Entrance Hall

Entrance via PVCu door. PVCu window to side. Coved ceiling with centre light. Staircase leading to first floor laid to carpet. Under stairs storage cupboard. Telephone point. Radiator. Tiled flooring. Double doors through to:

Lounge

6.01m x 4.86m (19' 9" x 15' 11")
Coved ceiling with inset spotlights. PVCu double glazed window to front. Feature gas fire with marble hearth and surround. Ample power points. Double radiator. Wooden flooring.

Downstairs Cloakroom

Coved ceiling with centre light. Frosted glass PVCu double glazed window to side. Two piece suite comprising wall mounted wash hand basin and low level W.C. Tiled flooring.

Utility Room

Coved ceiling with centre light. Frosted glass PVCu window to side. Space for washing machine and tumble dryer. Space for fridge/freezer.

Kitchen

4.25m x 3.60m (13' 11" x 11' 10")
Coved ceiling with centre light. PVCu double glazed window to side. Fitted with a range of wall and base units with laminate worktops over. Double eye level integrated electric oven. Four gas burner hob. Space for dishwasher. Inset sink and drainer with mixer tap. Breakfast bar. Double radiator. Tiled flooring.

Rear porch

2.71m x 1.65m (8' 11" x 5' 5")
Coved ceiling with centre light. Frosted glass PVCu door to side. Frosted glass PVCu window to side. Ample power points. Tiled effect vinyl flooring.

Reception 2

3.03m x 2.74m (9' 11" x 9' 0")
Coved ceiling with centre light. PVCu double glazed doors leading to rear garden. Television aerial point. Radiator. Laminate flooring.

Reception 3/Bedroom 5

3.63m x 3.05m (11' 11" x 10' 0")
Currently utilised as a bedroom Coved ceiling with centre light. Built-in wardrobes. Laminate flooring. Archway leading through to

Reception 4

3.82m x 2.77m (12' 6" x 9' 1")
Inset spotlights to ceiling. PVCu double glazed window to side. Ample power points. Double radiator. Laminate flooring.

First floor landing

Coved ceiling with centre light. PVCu double glazed window to side. Built-in storage cupboard. Radiator. Continuation of fitted carpet.

Bedroom 4

4.01m x 1.87m (13' 2" x 6' 2")
Currently utilised as an office Coved ceiling with centre light. PVCu double glazed window to front. Built-in wardrobes. Ample power points. Radiator. Fitted carpet.

Bedroom 3

3.64m x 3.16m (11' 11" x 10' 4")
Coved ceiling with centre light. PVCu double glazed window to rear. Built-in wardrobes. Ample power points. Double radiator. Fitted carpet.

Bedroom 2

4.72m x 3.03m (15' 6" x 9' 11")
Coved ceiling with centre light. Built-in wardrobes. Ample power points. Radiator. Fitted carpet. Door through to

En-Suite Cloakroom

Coved ceiling with centre light. Two piece suite comprising vanity wash hand basin and low level W.C. Continuation of fitted carpet.

Family bathroom

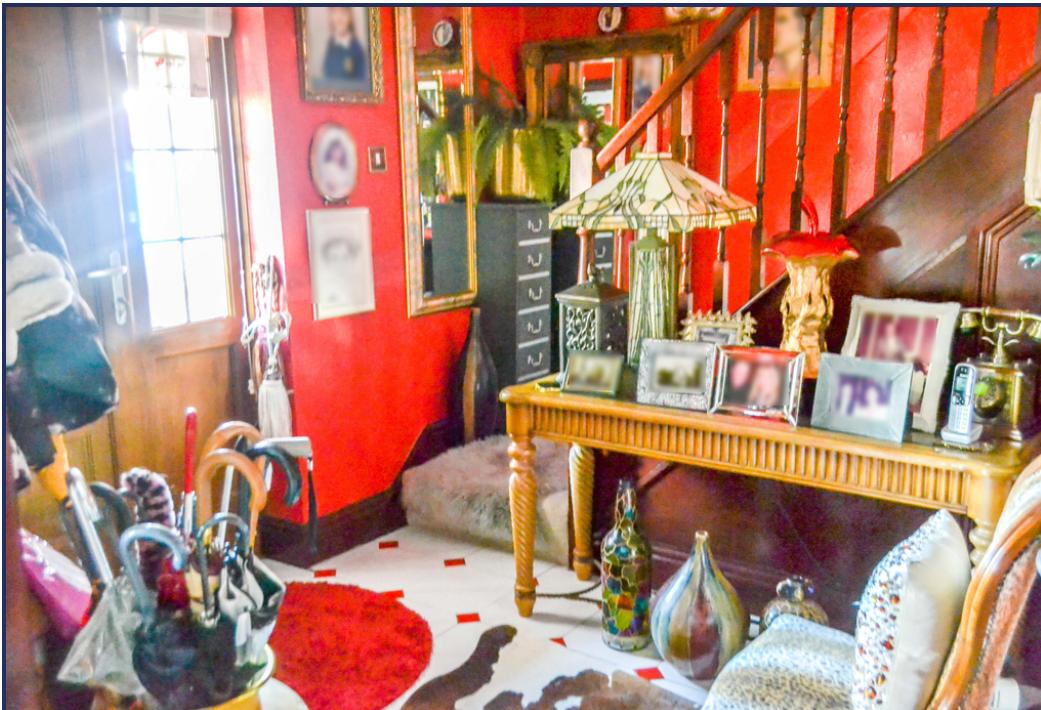
3.27m x 2.68m (10' 9" x 8' 10")
Coved ceiling with centre light. Frosted glass PVCu double glazed window to side. Four piece suite comprising sunken corner bath, double walk-in shower cubicle, pedestal wash hand basin and low level W.C. Tiled splashback to all appropriate areas. Fitted carpet.

Master Bedroom

3.58m x 3.02m (11' 9" x 9' 11")
Centre ceiling light. PVCu double glazed window to front. Built-in wardrobes. Radiator. Fitted carpets.

Outside

Enclosed south-facing garden to rear with high level walls and fence panels surrounding. Mostly laid to lawn leading to patio area. Large garage/workshop located at the rear. Off road parking to side.





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