

FOR  
SALE



11 Theodore Road, Port Talbot, West Glamorgan SA13 1SW

£425,000 -

Payton  
Jewell  
Caines

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## PROPERTY SUMMARY

We are pleased to offer this SPACIOUS FOUR BEDROOM DETACHED home which still retains many original features throughout and comprises, entrance porch, hallway, downstairs w.c. THREE RECEPTION ROOMS, kitchen and utility room, family bathroom, sauna, enclosed rear garden and large garage to the rear. Viewing highly recommended.

Situated just minutes from the M4 corridor and within walking distance of local primary schools, shops and Port Talbot Memorial Park this traditional detached house would be an ideal home for a family.

## POINTS OF INTEREST

- Four bedroom detached house
- Three reception rooms
- Double tandem garage with space for gym/home office/playroom
- NO ONGOING CHAIN
- Retains many original features
- Downstairs w.c.
- EPC - E/ Council tax - E



## ROOM DESCRIPTIONS

### Entrance Porch

Skimmed ceiling, ceramic tiled walls, decorative ceramic tiled flooring and wooden door with original stained glass panel into the hallway.

### Hallway

Skimmed ceiling, original features, papered walls, picture rail, radiator, fitted carpet, staircase leading to the first floor, doors leading off and steps down to a rear passage.

### Reception 1

4.11m x 4.80m (13' 6" x 15' 9") Papered ceiling with original coving, papered walls with dado rail, PVCu double glazed window to the front of the property set within a bay, radiator and fitted carpet. The focal point to the room is the tiled hearth and wooden surround and mantle with onset electric fire.

### Reception 2

3.79m x 4.09m (12' 5" x 13' 5") Papered ceiling with original coving, papered walls with dado rail, PVCu double glazed window to the front of the property set within a bay, radiator and fitted carpet.

### Reception 3

3.32m x 3.77m (10' 11" x 12' 4") Skimmed ceiling with original coving, papered walls with dado rail, PVCu double glazed French door set within a bay leading out to the rear garden, PVCu frosted window to the side of the property, upright radiator and wood flooring.

### Rear passage

Stippled ceiling and walls, side facing PVCu double glazed door leading to the rear garden, fitted carpet, door leading to a storage cupboard and sliding door to the downstairs w.c.

### Downstairs w.c.

0.77m x 1.95m (2' 6" x 6' 5") Papered ceiling with inset spot lights, ceramic tiled walls, PVCu frosted double glazed window to the rear of the property, radiator and tile effect vinyl flooring. Two piece suite comprising low level w.c. and pedestal wash hand basin set within a vanity unit.

### Kitchen

3.30m x 4.28m (10' 10" x 14' 1")

Suspended ceiling with original ceiling above, inset spot lights, floor to ceiling ceramic tiled walls, PVCu double glazed window to the rear of the property, upright radiator and vinyl flooring. A range of wall and base units with complementary work surfaces housing an inset one and half stainless steel sink and drainer. Five ring gas hob with oven below and stainless steel extractor hood above. Under counter space for kitchen appliance and door leading to the inner hallway.

### Inner hallway

Papered ceiling, floor to ceiling ceramic tiled walls, a continuation of the vinyl flooring and door leading to the pantry. Opening and step down to the utility area.

### Utility area

1.89m x 2.29m (6' 2" x 7' 6")

Stippled and coved ceiling, stippled walls, PVCu double glazed door leading to the rear garden and PVCu double glazed window to the side of the property and a continuation of the vinyl flooring. Plumbing in place FOR washing machine and tumble dryer and space for upright fridge/freezer.

### Landing

Via stairs with fitted carpet and wooden balustrade to a split-level landing. Papered ceiling and walls with dado rail, doors leading off. Loft access via a pull down ladder to a fully boarded attic.

### Family bathroom

2.80m x 3.37m (9' 2" x 11' 1") Skimmed ceiling with inset spot lights, floor to ceiling ceramic tiled walls, PVCu frosted double glazed window to the rear of the property, two radiators and vinyl flooring. Four piece suite comprising low level w.c. pedestal wash hand basin with chrome hot and cold taps, freestanding bath with chrome hot and cold taps and handheld shower attachment and a corner shower cubicle with white tray and wall mounted mains fed chrome shower with glass sliding doors. Door into a storage cupboard housing the gas fired combination boiler.

### Sauna Room

1.00m x 2.06m (3' 3" x 6' 8") Tongue and groove ceiling and walls and wooden





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		69
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			