

FOR
SALE



9 Southville Road, Port Talbot, West Glamorgan SA12 7DT

Payton
Jewell
Caines

£155,000 - Freehold

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PROPERTY SUMMARY

Introducing for sale with no onward chain this three bedroom end of terrace house ideally located within the Sandfields area, close proximity to Aberavon seafront, local Schools, shops and the M4 corridor. This property offers well proportioned accommodation throughout and comprises entrance, two reception rooms, kitchen/utility, downstairs WC, three good sized bedrooms, family bathroom and enclosed rear garden.

POINTS OF INTEREST

- Three bedroom end of terrace house
- Downstairs WC
- Two reception rooms
- Kitchen
- Enclosed rear garden
- NO ONGOING CHAIN



ROOM DESCRIPTIONS

Entrance

Via PVCu door with frosted glass panel into entrance finished with emulsioned ceiling, smoke detector, ceiling light, emulsioned walls, radiator and vinyl flooring. Staircase leading to first floor. Doors leading off.

Reception 1

3.16m x 3.22m (10' 4" x 10' 7") Stippled ceiling, ceiling light, part emulsioned walls with one papered wall, PVCu window overlooking the front of the property, radiator and laminate flooring.

Reception 2

2.64m x 2.95m (8' 8" x 9' 8") Emulsioned ceiling, ceiling light, emulsioned walls, radiator, PVCu window overlooking the rear of the property and laminate flooring.

Kitchen

3.15m x 3.45m (10' 4" x 11' 4") Emulsioned ceiling, ceiling light, part emulsioned/part tiled walls, PVCu window overlooking the side of the property and vinyl flooring. A range of wall and base units with complementary work surface and upstands. Inset stainless steel sink with drainer and mixer tap. Space and plumbing for automatic washing machine. Space for low level fridge and low level freezer. Space for cooker. Built in storage cupboard housing gas fired combination boiler.

Rear hallway

Emulsioned ceiling, ceiling light, smoke detector, emulsioned walls, and vinyl flooring. Low level built in cupboard housing the gas and electric meters. PVCu door with frosted glazed panel leading to the side of the property. PVCu window. Door through to downstairs WC.

Downstairs WC

0.92m x 1.41m (3' 0" x 4' 8") Emulsioned ceiling, ceiling light, emulsioned walls, frosted PVCu window overlooking the side of the property and vinyl flooring. Two piece suite comprising low level WC and wall hung wash hand basin.

First floor landing

Via stairs with hand rail. Emulsioned ceiling, ceiling light, access to loft and built in storage cupboard. Doors leading off.

Bedroom 1

3.23m x 4.05m (10' 7" x 13' 3") Artexed ceiling, ceiling light, smoke detector, emulsioned walls, radiator, PVCu window overlooking the front of the property and fitted carpet. Over stair storage.

Bedroom 2

2.70m x 3.77m (8' 10" x 12' 4") Emulsioned ceiling, ceiling light, emulsioned walls, radiator, PVCu window overlooking the rear of the property and fitted carpet.

Bedroom 3

2.44m x 2.70m (8' 0" x 8' 10") Artexed ceiling, ceiling light, smoke detector, emulsioned walls, radiator, PVCu window overlooking the rear of the property and fitted carpet.

Bathroom

1.41m x 2.55m (4' 8" x 8' 4") Artexed ceiling, ceiling light, tiled walls, radiator, frosted PVCu window overlooking the front of the property and vinyl flooring. Three piece suite comprising low level WC, pedestal wash hand basin and panelled bath with overhead shower and glass shower screen.

Outside

Enclosed rear garden laid partially to patio with areas laid to lawn. Potential for landscaping.

To the side there is access to an outside water tap and gated access leading back to the front.

Low maintenance front garden laid to stone chippings.



Awaiting Floorplan

| Energy Efficiency Rating | | |
|---|----------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) | A | 89 |
| (81-91) | B | |
| (69-80) | C | 73 |
| (55-68) | D | |
| (39-54) | E | |
| (21-38) | F | |
| (1-20) | G | |
| Not energy efficient - higher running costs | | |
| EU Directive 2002/91/EC | | |
| England, Scotland & Wales | | |