

FOR
SALE



27 Ford Road, Port Talbot, West Glamorgan SA13 1YT

£135,000 - Freehold



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

PROPERTY SUMMARY

Three bedroom mid terrace house in the popular suburb of Velindre Port Talbot. The property would be ideal for first time buyers or investment opportunity. The property comprises enclosed porch, entrance hall, lounge, kitchen, downstairs family bathroom, three bedrooms and rear garden.

POINTS OF INTEREST

- Three bedroom mid terrace house
- EPC - C
- Downstairs bathroom
- Lounge
- Kitchen
- Rear garden



ROOM DESCRIPTIONS

Entrance

Via PVCu opaque door leading into enclosed porch finished with emulsioned walls, laminate flooring and glazed timber framed door leading to the entrance hall.

Entrance Hall

Radiator, staircase leading to the first floor, emulsioned walls and laminate flooring. Door leading to lounge.

Lounge

3.39m x 6.68m (11' 1" x 21' 11") PVCu double glazed window overlooking the front, PVCu double glazed French doors leading to the rear garden, meter cupboard, radiator, under stair storage cupboard, two ceiling lights, emulsioned walls and laminate flooring. feature fireplace with gas fire, tiled insert, slate hearth and wooden surround. Door leading to the kitchen.

Kitchen

2.75m x 3.72m (9' 0" x 12' 2") PVCu double glazed window overlooking the side, wall mounted combination boiler, coved ceiling, emulsioned walls, radiator and laminate flooring. Opening leading to an inner hallway. A range of wall and base units with complementary work surfaces. Integrated gas hob, electric oven and overhead cooker hood. One and a half stainless steel sink with single drainer. Plumbing for automatic washing machine.

Inner Hall

PVCu double glazed opaque door leading to the rear garden and door leading to the downstairs bathroom.

Downstairs Bathroom

2.28m x 2.78m (7' 6" x 9' 1") Two PVCu opaque windows overlooking the rear of the property, heated towel rail, down lighting, ceramic tiled walls and tiled flooring. Three piece suite comprising WC, pedestal wash hand basin and panelled shower bath with mains fed mixer shower and rainwater attachment.

First floor landing

Double glazed opaque window overlooking the rear, coved ceiling, smoke alarm, access to loft with ladder, emulsioned walls and fitted carpet. Storage cupboard.

Bedroom 1

2.90m x 3.75m (9' 6" x 12' 4") PVCu double glazed window overlooking the front, coved ceiling, emulsioned walls, radiator and fitted carpet.

Bedroom 2

2.71m x 2.80m (8' 11" x 9' 2") PVCu double glazed window overlooking the rear of the property, coved ceiling, emulsioned walls, radiator and fitted carpet.

Bedroom 3

2.01m x 2.79m (6' 7" x 9' 2") PVCu double glazed window overlooking the front, coved ceiling, emulsioned walls, radiator and fitted carpet.

Outside

Paved path, area laid to lawn, decking area, secure retaining wall to the rear with a gate and fencing.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		87
(69-80)	C	69	
(55-68)	D		
(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	