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A: 20 Station Road, Port Talbot, SA13 1JB

FOR SALE

£164,995

8 North Street, Port Talbot, West Glamorgan. SA13 1SU



A completely refurbished three bedroom terrace presented to the highest standard!!

### **Porch**

1.04m x 1.02m (3' 5" x 3' 4") Wood effect laminate flooring, original tiles to waist height, spot light.

### **Hallway**

1.76m x 5.8m (5' 9" x 19' 0") Wood effect laminate flooring, electric smoke alarm, radiator, spot lights.

### **Reception Room**

3.3m x 6.9m (10' 10" x 22' 8") Beige carpet, uPVC double glazed windows to front and rear, radiator, cupboards housing electric and gas meters, spot lights in alcoves, pendant lights on ceiling.

### **Kitchen**

3.1m x 4.7m (10' 2" x 15' 5") Wood effect laminate flooring, wood effect work tops, new modern fitted high gloss kitchen, electric hob, stainless steel backsplash and extractor fan above, electric oven, uPVC double glazed window, radiator, spot lights, electric smoke alarm.

### **Utility Room**

2.5m x 3m (8' 2" x 9' 10") Wood effect laminate flooring, wood effect work top, washing machine, new boiler with 10 year guarantee, electric co2 alarm, uPVC double glazed window and back door.

### **Stairs / Landing**

1.75m x 5.3m (5' 9" x 17' 5") Beige carpet, attic hatch, radiator, electric smoke alarm, spot lights.

### **Bedroom 1**

3.39m x 5.2m (11' 1" x 17' 1") Beige carpet, 2 uPVC double glazed windows, radiator, pendant light.

### **Bedroom 2**

3.34m x 3.62m (10' 11" x 11' 11") Beige carpet, uPVC double glazed window, radiator, pendant light.

### **Bedroom 3**

1.8m x 3m (5' 11" x 9' 10") Beige carpet, uPVC double glazed window, radiator, attic hatch, spot lights.

### **Bathroom**

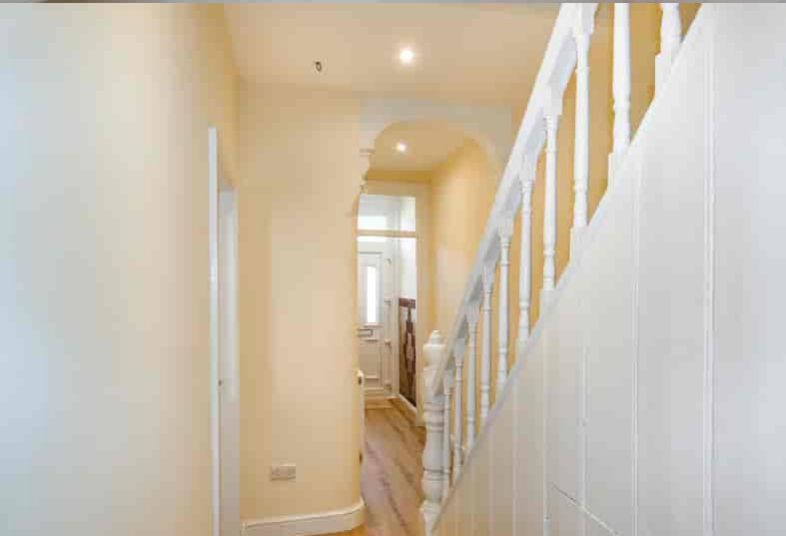
1.46m x 2.1m (4' 9" x 6' 11") Tiled floor to ceiling, walk in power shower with glass screen, chrome fittings, wash basin, toilet, chrome towel rail / radiator, extractor fan, uPVC double glazed window, spot lights.

### **Garden**

5.4m x 13.3m (17' 9" x 43' 8") Patio area laid to stone resin, artificial lawn, tap, electric point, light, feather edge fence and gate.

### **Car Port**

5.2m x 5.4m (17' 1" x 17' 9") Space for 2 cars.



**Tenure:** Freehold

**Council Tax:** Band B

N/A

**Parking Types:** Covered. Rear.

**Heating Sources:** Central. Double Glazing. Gas. Gas Central.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**EPC Rating:** E (40)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

**Any risk of coastal erosion?** No

**Is the property listed?** No

**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No





