

FOR
SALE



2 Mount View Terrace, Port Talbot, West Glamorgan SA12 6HH

£115,000 - Freehold

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Payton
Jewell
Caines

PROPERTY SUMMARY

Four bedroom mid terraced housing comprising entrance porch, hallway, two reception rooms, kitchen with fitted appliances, first floor bathroom and courtyard to the rear. Within walking distance of Aberavon shopping centre and close to Port Talbot town centre, the M4 motorway and train station. Ideal first time or investment purchase. Viewing recommended.

POINTS OF INTEREST

- Four bedroom mid terraced house
- Two reception rooms
- First floor bathroom
- Ideal first time or investment purchase
- Rear courtyard
- Viewing recommended



ROOM DESCRIPTIONS

Entrance

Via timber framed door with double glazed opaque panels into the entrance porch.

Entrance porch

Laminate flooring, half ceramic tiled / half papered walls, glazed timber framed door leading into the entrance hall.

Entrance hall

Radiator, stairs leading to the first floor, laminate flooring and artexed walls. Doors leading to the lounge and reception 2.

Lounge

3.86m x 2.95m (12' 8" x 9' 8") max. PVCu double glazed window to the front, radiator, papered walls, fitted carpet and storage shelving.

Reception 2

3.58m x 3.95m (11' 9" x 13' 0") PVCu double glazed window to the rear, coving, radiator, papered walls and fitted carpet. Electric fire set in a brick surround with TV shelving and tiled hearth. Opaque timber framed door leading into the kitchen.

Kitchen

3.91m x 2.73m (12' 10" x 8' 11") Artexed ceiling, double glazed PVCu opaque door to the side, PVCu double glazed window to the rear, wall mounted combination boiler, vinyl flooring and ceramic tiled walls. A range of matching wall and base units with roll edge work surfaces, integrated gas hob and built in electric oven. Under stairs storage cupboard with folding door.

Landing

Artexed walls, fitted carpet, loft access, airing cupboard and doors leading off.

Bedroom 1

2.82m x 3.44m (9' 3" x 11' 3") PVCu double glazed window overlooking the front, papered ceiling and walls, coving, radiator and fitted carpet.

Bedroom 2

3.28m x 3.17m (10' 9" x 10' 5") max. PVCu double glazed window overlooking the rear, papered ceiling and walls, coving, radiator and fitted carpet.

Bedroom 3

2.48m x 1.98m (8' 2" x 6' 6") PVCu double glazed window overlooking the front, papered walls and fitted carpet.

Bedroom 4

1.85m x 2.76m (6' 1" x 9' 1") PVCu double glazed window overlooking the rear, fitted carpet, papered walls and coving.

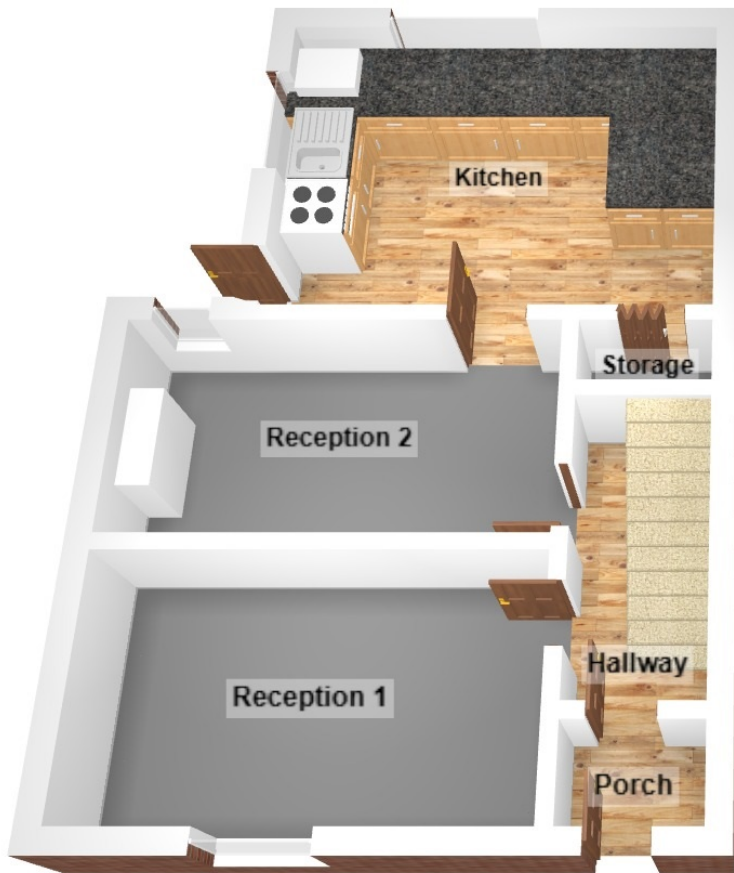
Bathroom

Via timber framed opaque glazed door. PVCu opaque double glazed window to the side, radiator, part tiled / part artexed walls and vinyl flooring. Three piece suite comprising panelled bath with mixer tap, pedestal wash hand basin and low level WC.

Outside

Rear courtyard with stone pebble borders, secure surrounding brick walls and gate leading to the rear lane.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
		70	84
England, Scotland & Wales		EU Directive 2002/91/EC	