



King Street, Port Talbot, Neath Port Talbot.
SA13 1AY

£137,500



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We are pleased to offer for sale this traditional mid terrace which would be ideal for first time buyers and benefits from three reception rooms, downstairs family bathroom and rear garden with gated lane access.

£137,500 - Freehold

- Three bedroom mid terrace
- French doors to reception two
- Modern fitted kitchen
- Bath with overhead shower
- Low maintenance rear garden
- Walking distance to the town centre



DESCRIPTION

Conveniently located within walking distance of Port Talbot town centre and Transport Hub this traditional mid terrace would be ideal for anyone looking for their first home and offers well proportioned accommodation.

Briefly comprising to the ground floor, entrance porch, hallway, three reception rooms, fitted kitchen and rear porch giving access to a family bathroom. To the first floor there are three bedrooms.

Externally to the rear there is a low maintenance garden with storage unit and lane access.

ENTRANCE PORCH

Via frosted glass Composite door. Coving. Tiled flooring.

HALLWAY

Coving. Staircase leading to the first floor. Understairs storage. Radiator. Tiled flooring.

RECEPTION 1 (11' 4" x 10' 5") or (3.45m x 3.18m)

PVCu double glazed french doors leading out on to the rear garden. Chimney breast with alcoves either side. Radiator. Tiled flooring. Square archway through to:

RECEPTION 2 (13' 0" x 9' 5") or (3.97m x 2.86m)

Coving. PVCu double glazed window overlooking the front. Chimney breast with alcoves either side. Original fire grate with surround, tiled back and hearth. Radiator. Tiled flooring.

RECEPTION 3 (12' 10" x 9' 11") or (3.92m x 3.02m)

PVCu double glazed window overlooking the side. Double radiator. Tiled flooring. Square archway through to:

KITCHEN (9' 11" x 9' 7") or (3.02m x 2.92m)

PVCu double glazed window overlooking the side. Fitted kitchen having a range of wall and base units with coordinating worktops and ceramic tiling to splashback. Inset sink and drainer with mixer tap. Built-in electric oven with four gas burner hob and extractor. Plumbing for automatic washing machine. Space for fridge/freezer. Wall mounted combination boiler. Tiled flooring.

REAR PORCH

Frosted glass door leading out on to the rear garden. Tiled flooring.

DOWNSTAIRS BATHROOM (9' 9" x 5' 5") or (2.96m x 1.64m)

Extractor. Frosted glass PVCu window overlooking the rear. Three piece suite comprising panelled bath with overhead shower and glass screen, pedestal and low level w.c. Tiling to splashback areas. Heated towel rail. Tiled flooring.

FIRST FLOOR LANDING

Fitted carpet.

BEDROOM 3 (10' 2" x 9' 11") or (3.11m x 3.01m)

Spotlights. PVCu double glazed window overlooking the rear. Radiator. Fitted carpet.



BEDROOM 2 (10' 11" x 10' 3") or (3.33m x 3.12m)

PVCu double glazed window overlooking the rear. Fitted carpet.

BEDROOM 1 (16' 8" x 10' 5") or (5.08m x 3.17m)


Two PVCu double glazed windows overlooking the front. Double radiator. Fitted carpet.

OUTSIDE

Enclosed low maintenance garden to the rear which is laid to patio with block-built storage unit and gated access to the rear lane.



EPC

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>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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