



Cambrian Place, Port Talbot, Neath Port Talbot. SA13 1HD

£150,000



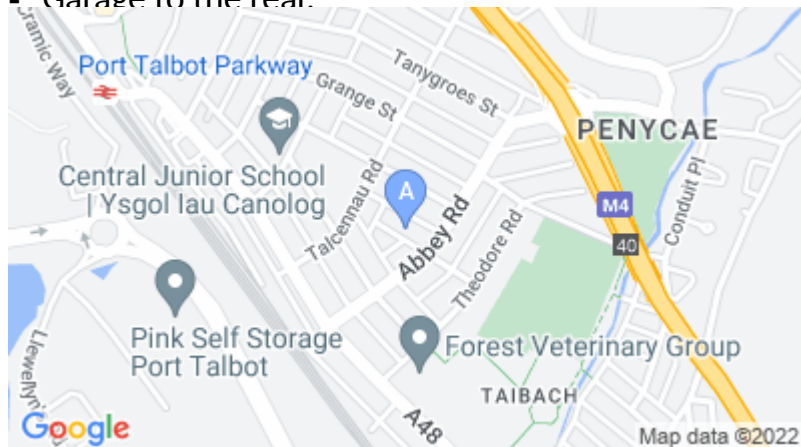


## Cambrian Place, Port Talbot, Neath Port Talbot. SA13 1HD

TRADITIONAL MID TERRACE home situated within walking distance to the town centre and located close to local schools, amenities and the M4 corridor. The property offers good sized accommodation throughout with gardens to the front and rear with a detached garage.

£150,000

- Three bedroom mid terrace house.
- Two reception rooms.
- Garage to the rear.



## DESCRIPTION

We are pleased to offer this traditional mid terrace home that is situated close to local schools, amenities and local transport. The property offers good sized accommodation throughout.

The accommodation briefly comprises of front porch, hallway, two reception rooms, kitchen, rear porch to the first floor three bedrooms and family bathroom. To the outside front and rear garden with detached garage.

## ENTRANCE PORCH

Access via double glazed dark wood effect door. Wallpapered ceiling. Coving. Wallpapered and tiled walls. Fitted carpet. Wooden glazed door leading into:

## HALLWAY

Skimmed ceiling. Emulsioned walls. Radiator. Stairs to first floor. Grey wood effect laminate flooring. Doors leading off.

## LOUNGE/DINER (20' 8" x 9' 5") or (6.31m x 2.87m)

Plaster tiles to ceiling. Coving. Emulsioned walls. Wallpaper to feature wall. Front facing double glazed PVCu square bay window. Rear facing single glazed wood framed window. Log burner. Two radiators. Grey wood effect laminate flooring.

## RECEPTION 2 (10' 6" x 9' 5") or (3.20m x 2.87m)

Wallpapered ceiling. Coving. Emulsioned walls. Side facing wood framed single glazed window. Radiator. Grey wood effect laminate floor.

## KITCHEN (10' 4" x 8' 6") or (3.15m x 2.60m)

Skimmed ceiling. Track spotlight fitting. Emulsioned walls. Ceramic tiles to splash back areas. Front and side facing double glazed PVCu windows. Radiator. Room fitted with a range of solid wood wall and floor cupboards. Stainless steel four ring gas hob. Double electric oven. Over head exactor hood. Stainless steel one and half sink and drainer with mixer tap. Integrated fridge freezer. Integrated dishwasher. Vinyl floor covering. Door leading to:

## REAR PORCH

Polycarbonate roof. Wood frosted glazed single windows. Door leading to rear garden. Vinyl flooring.

## LANDING

Skimmed ceiling. Loft access hatch. Emulsioned walls. Built in airing cupboard. Radiator. Fitted carpet. Doors leading off.

## BEDROOM 1 (15' 8" x 9' 10") or (4.77m x 3.00m)

Skimmed ceiling. Coving. Emulsioned walls. One featured panelled wall. Three dark wood effect front facing double glazed PVCu windows. Radiator. Wood effect laminate floor tiles.

## BEDROOM 2 (10' 4" x 9' 10") or (3.16m x 3.00m)

Wallpapered ceiling. Coving. Emulsioned walls. Built in shelving into recess. Built in storage cupboard. Rear facing double glazed PVCu window. Fitted carpets.



### **BEDROOM 3 (9' 10" x 8' 8") or (3.00m x 2.63m)**

Skimmed ceiling. Coving. Emulsioned walls. Rear facing double glazed PVCu window. Fitted carpet.

### **FAMILY BATHROOM (9' 10" x 6' 7") or (3.00m x 2.00m)**

Polystyrene tiled ceiling. Coving. Floor to ceiling wall tiles. Side facing frosted PVCu window. Radiator. Built in storage cupboard housing the gas combi boiler. Room is fitted with three piece suite comprising pedestal wash hand basin, WC, bathtub with wall mounted shower and bi fold shower screen doors. Vinyl floor covering.


### **OUTSIDE**

To the front there is a small front garden bounded on three sides by brick wall. Path leading to front door.

Rear garden bounded on two sides by brick walls. Low maintenance garden laid with paving slabs. Brick built garage, tin roof, roller shutter door. Leading to rear lane access. Outside WC with wash hand basin.



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>		
(39-54) <b>E</b>	43	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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