



Broad Street, Port Talbot, Neath Port Talbot. SA13 1EW

£149,950



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SOUGHT AFTER LOCATION! Traditional three bedroom mid terraced house with some original features offering spacious family accommodation throughout and would make an ideal purchase for a family or first time buyer. Internal viewing is highly recommended. Offered with NO ONGOING CHAIN.

£149,950 - Freehold

- Three bedroom mid terraced house.
- Two reception rooms.
- Kitchen/breakfast room.
- Utility room. Wet Room.
- NO ONGOING CHAIN.
- Council Tax C.



DESCRIPTION

We are pleased to welcome to market this traditional three bedroom mid terraced house situated in Port Talbot and located within walking distance of the town centre, local shops, amenities, schools and transport links.

Accommodation briefly comprises entrance hall, two reception rooms, kitchen/breakfast room, utility room, three bedrooms and wet room.

ENTRANCE

Accessed via PVCu part panelled part frosted double glazed door leading into vestibule.

VESTIBULE

Papered ceiling, coving, papered walls. Original interior door with attractive stained glass leading into.

ENTRANCE HALL

Papered ceiling, coving, papered walls, original tiled flooring, radiator. Staircase to first floor with fitted carpet and original spindles. All doors leading off.

RECEPTION 1 (13' 11" x 12' 10") or (4.25m x 3.90m)

Skimmed ceiling, coving, papered walls with dado rail, fitted carpet, radiator. PVCu double glazed window set within bay and window seat. Original fire surrounds and cast iron basket in black marble. Alcove walls.

RECEPTION 2 (11' 5" x 10' 6") or (3.47m x 3.20m)

Skimmed ceiling, coving, papered walls with picture rail, fitted carpet, radiator. PVCu double glazed window to rear of property.

KITCHEN/BREAKFAST ROOM (14' 1" x 9' 10") or (4.29m x 2.99m)

Skimmed ceiling, coving, papered and emulsioned walls. Two PVCu double glazed windows to rear. Room is fitted with a range of base units with ample work surfaces. Stainless steel double drainer sink unit. Electric cooker point. Space for appliances. Space for breakfast table and chairs. Under stairs storage. Original cupboard with shelving and base cupboard. Door door into utility.

UTILITY (9' 10" x 6' 11") or (3.0m x 2.10m)

Textured ceiling, papered emulsioned walls, fitted carpet, radiator and PVCu double glazed window and door to rear garden. Plumbing in place for washing machine. Ample space for several appliances. Wall mounted Worcester boiler. Door into shelved pantry.

LANDING

Accessed via split level staircase with spindle balustrade.

Papered ceiling, loft access, papered walls, fitted carpet. Storage cupboard. All doors leading off.

BEDROOM 1 (16' 9" x 11' 3") or (5.10m x 3.43m)

Papered ceiling, papered walls, vinyl flooring, radiator and two PVCu double glazed windows to front one set within bay. Original cast iron fire surrounds with tiled sides and hearth.



BEDROOM 2 (11' 5" x 10' 8") or (3.47m x 3.24m)

Skimmed ceiling, papered walls, fitted carpet, radiator and PVCu double glazed window to rear of property.

FAMILY SHOWER ROOM (14' 1" x 6' 7") or (4.28m x 2.0m)

Papered ceiling, respatex to walls with one papered wall, special non slip flooring, radiator and two frosted PVCu double glazed windows to side. Room is fitted with a two piece suite comprising low level w.c. pedestal wash hand basin, electric tray with overhead electric shower, shower rail and curtain. Built in storage cupboard housing hot water tank.

INNER PASSAGE

Papered walls, fitted carpet, radiator and door leading to bedroom three.

BEDROOM 3 (9' 11" x 6' 11") or (3.01m x 2.10m)

Skimmed ceiling, papered walls, fitted carpet, radiator and PVCu double glazed window to rear of property.

OUTSIDE


The front has a forecourt that is laid to lawn enclosed by wrought iron fencing and gate leading to front door.

The rear is enclosed and bounded by wall and is laid to lawn, patio area with shrub borders. Footpath leading to gate giving access to rear lane.



For more photos please see www.pjchomes.co.uk

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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.



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