



Rees Street, Port Talbot, Neath Port Talbot.
SA12 6HB

£139,950



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We are pleased to offer this THREE BEDROOM SEMI DETACHED property situated near PORT TALBOT TOWN CENTRE and NEATH PORT TALBOT HOSPITAL. This property benefits from TWO RECEPTION ROOMS, conservatory, family bathroom and wrap around garden. This property would make an ideal FIRST TIME HOME or INVESTMENT.

£139,950 - Freehold

- Three bedroom semi detached property.
- Two reception rooms.
- Fitted kitchen.
- Conservatory.
- Enclosed front and rear garden.
- Council Tax B/EPC C.



DESCRIPTION

We are pleased to welcome to market this traditional three bedroom semi detached house. Ideally located within walking distance of Port Talbot town centre, close to local schools and local shops and would be an ideal purchase for anyone looking for their first home or an investment.

Accommodation briefly comprises of hallway, two reception rooms, fitted kitchen, conservatory, three bedrooms and family bathroom.

Externally there are enclosed front and rear gardens.

ENTRANCE

Access via PVCu part glazed front door and side panels leading into hallway.

HALLWAY

Skimmed ceiling. Emulsioned walls. Fitted carpet. Radiator. Staircase to first floor accommodation with storage below. Doors leading off.

RECEPTION 1 (11' 11" x 10' 2") or (3.63m x 3.11m)

Skimmed ceiling with coving. Emulsioned walls with one papered feature wall. Wood effect laminate flooring. Radiator. PVCu double glazed window to front of property.

RECEPTION 2 (16' 5" x 10' 2") or (5.00m x 3.10m)

Artexed ceiling with coving. Emulsioned walls with one papered feature wall. Wood effect laminate flooring. Radiator. PVCu french doors leading out to rear garden. Focal point to the room is the plaster hearth and surround with inset electric fire.

KITCHEN (9' 10" x 8' 2") or (3.0m x 2.50m)

Wood panelled ceiling with coving. Track spotlight fitting. Ceramic wall tiles. Vinyl flooring. PVCu windows to front and side of property. Kitchen is fitted with range of cream melamine wall and base units with wood effect laminate worktop. Round stainless steel sink and drainer with chrome hot and cold mixer tap. Stainless steel built in four ring gas hob with built in electric oven below and overhead extractor hood. Integrated appliances: fridge/freezer, washing machine and dishwasher. Built in under stair storage cupboard. PVCu part glazed rear door leading into the conservatory.

CONSERVATORY

Horseshoe shaped dwarf wall conservatory with white PVCu units. Poly carbonate lantern roof. Electric light and fan. Radiator. Double PVCu doors leading onto the rear garden.

LANDING

Skimmed ceiling. Emulsioned walls. Fitted carpet. Frosted PVCu window to the side of property. Doors leading off.

BEDROOM 1 (12' 0" x 10' 7") or (3.65m x 3.22m)

Skimmed ceiling. Inset spotlights. Emulsioned walls with one papered feature wall. Fitted carpet. Radiator. PVCu window to front of property.



BEDROOM 2 (12' 6" x 10' 2") or (3.82m x 3.10m)

Skimmed ceiling with coving. Flush spotlight fitting. Emulsioned walls with two papered feature wall. Fitted carpet. Radiator. PVCu window to rear property.

BEDROOM 3 (8' 8" x 8' 0") or (2.65m x 2.45m)

Skimmed ceiling with coving. Loft access hatch. Emulsioned walls. Fitted carpet. Radiator. PVCu window to rear of property. Built in storage cupboard housing the combination boiler.

FAMILY BATHROOM (6' 2" x 5' 10") or (1.89m x 1.79m)

Skimmed ceiling. Floor to ceiling ceramic wall tiles. Ceramic floor tiles. Wall mounted chrome heated towel rail. PVCu frosted window to side of property. Room is fitted with a three piece suite comprising low level w.c. pedestal wash hand basin with chrome hot and cold mixer tap, bath with chrome hot and cold mixer tap and wall mounted shower with glass shower screen.


OUTSIDE

To the front the garden is bounded by wall and laid to pea gravel with paving slabs leading to the front door.

To the rear the garden is bounded by block walling and is paved with a sun terrace and lawned area leading to second sun terrace. Aluminium storage shed.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	71	
(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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