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Conduit Place

NO PARKING  
IN FRONT OF  
THESE GATES

Conduit Place, Port Talbot, Neath Port  
Talbot. SA13 2TT

£180,000

**PJC** PAYTON  
JEWELL  
CAINES

## Conduit Place, Port Talbot, Neath Port Talbot. SA13 2TT

We are pleased to offer this GENEROUS SIZED THREE BEDROOM SEMI DETACHED house which situated close to TALBOT MEMORIAL PARK with GREAT M4 ACCESS and a short drive from ABERAVON BEACH, this property benefits from SPACIOUS ACCOMMODATION and OFF ROAD PARKING. Ideal project. NO ONGOING CHAIN. FREEHOLD

£180,000 - Freehold

- Three bedroom semi detached
- Two reception rooms
- Family bathroom to first floor
- Single garage
- Ideal project/No ongoing chain



## DESCRIPTION

We are pleased to offer this THREE BEDROOM SEMI DETACHED house which situated close to TALBOT MEMORIAL PARK with GREAT M4 ACCESS and a short drive from ABERAVON BEACH, this property benefits from SPACIOUS ACCOMMODATION and OFF ROAD PARKING.

Accommodation briefly comprises to ground floor hallway, two reception rooms and kitchen. To the first floor three bedrooms and family bathroom. To the outside front and rear garden and single garage.

## PORCH

Access via dark wood effect PVCu part glazed front door. Two leaded glazed side panels. Papered ceiling. Coving. Papered walls. Ceramic floor tiles. Wood glazed door with two leaded glazed panels into hallway.

## HALLWAY

Papered ceiling. Coving. Papered walls. Radiator. Under stair storage cupboard. Stairs to first floor. Solid wood flooring. All doors leading off.

## RECEPTION 1 (14' 9" x 14' 0") or (4.50m x 4.26m)

Papered ceiling. Coving. Papered walls. Two wall mounted lights. Front facing aluminium double glazed window with fitted Venetian blinds. Radiator. Marble hearth and wood fire surround with electric fire. Fitted carpet.

## RECEPTION 2 (13' 1" x 11' 9") or (4.0m x 3.59m)

Papered ceiling. Coving. Papered walls. Two wall mounted lights. Rear facing aluminium double glazed window with fitted Venetian blind. Radiator. Feature stone hearth and fire surround with built-in seating and inset fire. Solid wood flooring.

## KITCHEN (10' 10" x 9' 2") or (3.29m x 2.80m)

Tongue and groove wood clad ceiling. Track spotlight fitting. Coving. Floor to ceiling ceramic wall tiles. Side facing aluminium glazed window with fitted Venetian blind. Kitchen is fitted a range of solid wood floor and wall cupboards with complimentary laminate worktops. Stainless steel sink and drainer with mixer tap. Built-in four ring gas hob with overhead extractor hood. Built-in high level electric double oven. Separate grill. Integrated dishwasher and fridge. Radiator. Ceramic floor tiles. Aluminium frosted glazed door leading to rear garden.

## LANDING

Papered ceiling. Loft access hatch. Papered walls. Side facing aluminium double glazed window with net curtain. Built-in airing cupboard which houses combi boiler. Fitted carpet. All doors leading off.

## BEDROOM 1 (12' 6" x 12' 3") or (3.82m x 3.73m)

Papered ceiling. Coving. Papered walls. Front facing aluminium double glazed window with fitted Venetian blinds. Radiator. Built-in double wardrobe with wooden sliding doors. Vinyl flooring.

## BEDROOM 2 (11' 11" x 12' 3") or (3.64m x 3.73m)

Papered ceiling. Coving. Papered walls. Rear facing aluminium double glazed window with fitted Venetian blinds. Built-in wardrobe with wooden sliding doors. Fitted carpet.



### **BEDROOM 3 (9' 0" x 8' 10") or (2.75m x 2.70m)**

Papered ceiling. Coving. Papered walls. Front facing aluminium double glazed window with Venetian blinds. Fitted carpet.

### **FAMILY BATHROOM (8' 11" x 7' 9") or (2.72m x 2.36m)**

Polystyrene tiled ceiling. Flushed light fitting. Coving. Floor to ceiling ceramic wall tiles. Rear facing aluminium frosted double glazed window with fitted roller blind. Room fitted with three piece suite in white comprising W.C., pedestal wash hand basin and p shaped bath tub with mixer tap and wall mounted rain fall chrome shower head. Wall mounted chrome towel rail. Vinyl flooring.

### **OUTSIDE**

Front garden bounded on three sides by brick wall. Wrought iron double gates leading onto concrete driveway. Low maintenance garden with gravel beds which have been planted with mature shrubs. Single garage with traditional wooden up and over door. PVCu double glazed window and rear garden access from from garage. Paved path leading to side wrought iron gate leading to rear garden.


The rear garden is bounded on three sides by brick wall. Low maintenance garden with paved areas and terraces. Gravel beds which have been planted with mature shrubs. Aluminium frame greenhouse. Wooden potting shed. Wooden summer house.

### **OUTSIDE W.C**

Access via frosted PVCu door. Ceramic tiles throughout. Cream W.C. and wall mounted wash hand basin.



# 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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(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.



## Awaiting Floorplans

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