



Brook Street, Port Talbot, Neath Port Talbot. SA13 1TG

£129,950



PAYTON
JEWELL
CAINES

Brook Street, Port Talbot, Neath Port Talbot. SA13 1TG

Traditional build THREE BEDROOM MID-TERRACE HOUSE, located in the heart of Taibach and close to Eastern primary school, local shops, amenities and good transport links to the M4. Property has been modernised throughout and would make an ideal family home.

£129,950 - Freehold

- Three bedroom mid-terrace house
- Modern fitted kitchen
- Family bathroom & shower room
- Single garage to rear with off road parking
- PVCu double glazing throughout
- Council Tax B/EPC D



DESCRIPTION

We are happy to offer for sale this THREE BEDROOM MID-TERRACE HOUSE, located in the heart of Taibach and close to Eastern primary school, local shops, amenities and good transport links to the M4.

Accommodation briefly comprises to ground floor, hallway, two reception rooms, kitchen, family bathroom, first floor landing, three bedrooms, shower room. Garage and rear garden.

ENTRANCE

Access via a navy part glazed composite front door leading into porch.

PORCH

Skimmed ceiling with coving. Emulsioned walls. Ceramic floor tiles. Glazed door leading into hallway.

HALLWAY

Skimmed ceiling with coving. Emulsioned walls. Grey wood effect laminate flooring. Stairs to first floor accommodation. Door into reception one.

RECEPTION 1 (13' 7" x 9' 10") or (4.13m x 3.00m)

Skimmed ceiling with coving. Emulsioned walls. Fitted carpet. Front facing PVCu double glazed window with fitted venetian blinds. Radiator.

RECEPTION 2 (13' 10" x 10' 6") or (4.21m x 3.20m)

Skimmed ceiling with coving. Emulsioned walls. Grey wood effect laminate floor tiles. Radiator. Glazed PVCu door leading to rear garden. Melamine hearth and fire surround with inset electric fire. Open plan through to kitchen.

KITCHEN (11' 5" x 8' 0") or (3.49m x 2.44m)

Skimmed ceiling. Chrome inset spotlights. Emulsioned walls. Grey wood effect laminate flooring. Side facing PVCu double glazed window. Radiator. Under stair storage cupboard. Kitchen is fitted with a range of cream gloss wall and base units with wood effect laminate worktop. One and a half stainless steel sink and drainer with chrome mixer tap. Built in electric four ring hob with overhead stainless steel and glass extractor hood. High level built in electric oven and microwave. Integrated washing machine and fridge/freezer. Door into family bathroom.

FAMILY BATHROOM (9' 3" x 7' 4") or (2.83m x 2.23m)

Skimmed ceiling. Chrome inset spotlights. Emulsioned walls. Ceramic tiles to splashback areas. Laminate floor tiles. Rear facing frosted PVCu double glazed window. Half glazed PVCu door leading to rear garden. Built in cupboard housing the combination boiler and tumble dryer. Room is fitted with a three piece suite comprising w.c. vanity wash hand basin with chrome mixer tap set within a white gloss vanity unit, panelled bath with overhead rainfall shower and glass shower screen.

LANDING

Skimmed ceiling with coving. Loft access hatch. Emulsioned walls. Fitted carpet. Rear facing PVCu double glazed window with fitted roller blind. Doors leading off.



BEDROOM 1 (10' 2" x 9' 5") or (3.11m x 2.87m)

Skimmed ceiling. Emulsioned walls with one papered feature wall. Fitted carpet. Radiator. Front facing PVCu double glazed window with fitted venetian blinds.

BEDROOM 2 (11' 0" x 10' 4") or (3.36m x 3.15m)

Skimmed ceiling with coving. Emulsioned walls. Fitted carpet. Radiator. Rear facing PVCu double glazed window with fitted roller blind.

BEDROOM 3 (7' 1" x 6' 6") or (2.16m x 1.98m)

Skimmed ceiling with coving. Emulsioned walls. Fitted carpet. Radiator. Front facing PVCu double glazed window with fitted venetian blind.

SHOWER ROOM


Skimmed ceiling with flush light fitting and extractor fan. Floor to ceiling ceramic wall tiles. Ceramic floor tiles. Chrome wall mounted heated towel rail. Room is fitted with a three piece suite comprising w.c. wall mounted wash hand basin with chrome mixer tap, shower cubicle with rainfall shower head and glass bi-fold doors.

REAR GARDEN

To the rear the garden is low maintenance laid mainly to stone pavers and an area of astro turf. Bounded on three sides by wall and wood fencing. Wooden double gates leading to the rear lane and off road parking. Single built garage with traditional up and over door with side access courtesy door and three windows.



EPC

| Energy Efficiency Rating | | |
|--|-------------------------|---|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | 87 |
| (69-80) C | | |
| (55-68) D | 68 | |
| (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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