

Payton
Jewell
Caines



The Uplands, Port Talbot, Neath Port
Talbot. SA13 2EW

£175,000

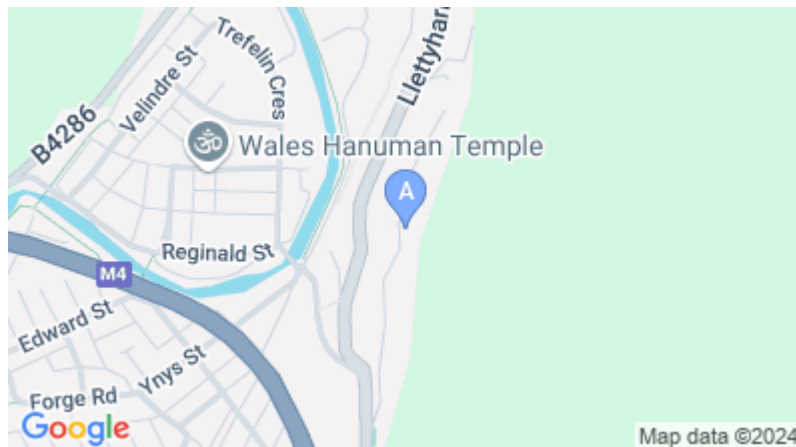


The Uplands, Port Talbot, Neath Port Talbot. SA13 2EW

Traditional three bedroom semi detached house comprising entrance hallway, 2 reception rooms, sun lounge and kitchen, 3 bedrooms and shower room. Superb elevated views. NO ONWARD CHAIN

£175,000

- A traditional three bedroom semi detached house
- Fantastic elevated views
- Two reception rooms
- Generous sun lounge to the rear
- Sold with no onward chain
- EPC - / Council Tax - B



DESCRIPTION

A traditional three bedroom semi detached house set in an elevated position overlooking Port Talbot town, the property benefits from two reception rooms, sun lounge to the rear. Three bedrooms and shower room. Enclosed rear garden.

Key features.

Freehold

Elevated position overlooking Port Talbot

Generous sun lounge with insulated roof

Sold with no ongoing chain

ENTRANCE HALL

Entrance via part frosted glazed PVCu front door with side frosted glazed panels. Papered ceiling. Papered and emulsioned walls. High level feature picture rail. Real Oak flooring. Stairs to first floor. Storage under the stairs housing electric and gas meters. Door into:

RECEPTION 1 (13' 1" x 11' 8") or (4.0m x 3.55m)

Overlooking the front via PVCu bay window with fitted roller blinds. Papered ceiling. Papered and emulsioned walls with high level feature picture rail. Featured papered chimney breast and alcoves. Feature wrought iron open fire place (aesthetic only) Real Oak flooring. Open square archway into:

RECEPTION 2 (11' 10" x 10' 10") or (3.60m x 3.30m)

Access from hallway. Papered ceiling. Papered and emulsioned walls with high level feature picture rail. Feature papered chimney breast and alcoves. Real Oak flooring. PVCu double glazed french doors leading into:

SUN LOUNGE (18' 8" x 8' 10") or (5.70m x 2.70m)

PVCu double glazed french doors leading to rear garden. Large PVCu double glazed windows to rear and side all with fitted roller blinds. Insulated roof finished with PVCu tongue and groove. Two double glazed sky lights. PVCu cladding to the walls. Wood effect laminate floor. Open arch into:

KITCHEN (8' 2" x 7' 7") or (2.50m x 2.30m)

Emulsioned ceiling. Spotlights. Full height ceramic tiles to the walls. Ceramic floor tiles. Kitchen is finished with a range of low level and wall mounted kitchen units in cream with complimentary roll top work tops. Inset circular sink with swan neck tap. Space for gas cooker. Built in extractor hood. Plumbing for dishwasher. Concertina doors to understair storage housing plumbing for automatic washing machine and further shelving. Space for fridge freezer.

LANDING

Via stairs with fitted carpet and wooden balustrade. PVCu frosted glazed window. Papered ceiling. Papered and emulsioned walls with high level picture rail. Fitted carpet.



SHOWER ROOM

PVCu frosted glazed window to the rear. PVCu clad ceiling with central spotlights. PVCu clad walls. Ceramic floor tiles. Three piece suite with W.C., wash hand basin with chrome tap and vanity unit below and quadrant shower cubicle with sliding glazed doors housing with plumbed shower. Wall mounted heated towel rail. Fitted storage cupboard housing ideal logic combination boiler.

BEDROOM 1 (12' 2" x 11' 10") or (3.70m x 3.60m)

Papered ceiling. Papered and emulsioned walls with high level feature picture rail. Laminate floor. PVCu double glazed window overlooking the rear. Fitted wardrobes which are floor to ceiling wall to wall housing two double wardrobes.

BEDROOM 2 (11' 2" x 11' 0") or (3.40m x 3.35m)

Overlooking the front via PVCu double glazed window. Papered ceiling. Papered and emulsioned walls with high level feature picture rail. Laminate floor.

BEDROOM 3 (7' 9" x 7' 1") or (2.35m x 2.15m)

Access to loft storage. Papered walls. Laminate floor. PVCu double glazed window over looking the front.


OUTSIDE

Enclosed front courtyard laid to patio with steps leading up to front door.

Enclosed rear garden laid to tiers with areas of patio. Mature trees and shrubbery. Raised decking to the rear with balustrade. Summer house is fully insulated and is currently used as a workshop/craft room.



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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