



Connaught Street, Port Talbot, Neath Port
Talbot. SA13 1ET

£249,950

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This is a RARE OPPORTUNITY to purchase this traditional semi detached which is ideally located just minutes away from the M4, local schools and town centre. The property offers WELL PROPORTIONED accommodation throughout which can only be fully appreciated by VIEWING INTERNALLY. Can be offered with NO ONGOING CHAIN.

£249,950 - Freehold

- Three bedroom semi detached house
- Three reception rooms
- Occasional attic room
- Single garage to rear
- NO ONGOING CHAIN
- Council Tax C/EPC



DESCRIPTION

PJC welcomes the opportunity to market this THREE BEDROOM SEMI DETACHED family home in a very DESIRABLE area of Port Talbot. Situated within the centre of Port Talbot this is a spacious semi detached that benefits from many original features and good sized accommodation throughout which would be ideal for a family. Properties rarely come to the market in this area so early viewing is highly recommended.

Briefly comprising to the ground floor entrance hallway, three reception rooms, kitchen, utility room, downstairs w.c. To the first floor there is a landing leading to three bedrooms, ensuite to bedroom one and a family bathroom. From the landing there is a paddle staircase leading to a versatile attic room. Externally to the rear there is an easy maintainable garden and single garage.

ENTRANCE

Accessed via Oak effect PVCu double glazed front door into:

PORCH

Skimmed ceiling and coved. Emulsioned and panelled walls. Ceramic floor tiles. Wooden glazed door into:

HALLWAY

Skimmed ceiling and coved. Emulsioned walls and dado rail. Radiator. Solid wood flooring. Staircase leading to first floor accommodation. Doors leading off. Open plan into reception room 2.

RECEPTION 1 (13' 11" x 12' 11") or (4.23m x 3.93m)

4.23m into the bay.

Skimmed ceiling and coved. Emulsioned walls with picture rail. Front facing oak effect PVCu double glazed window. Radiator. Solid wood flooring. Inset gas fire set within Victorian slate hearth, fire surround and mantle.

RECEPTION 2 (14' 1" x 10' 10") or (4.30m x 3.29m)

Skimmed ceiling and coved. Emulsioned walls with picture rail. Side facing Oak effect PVCu double glazed window. Oak effect double glazed french doors leading to rear garden. Radiator. Solid wood flooring. Staircase to first floor accommodation. Original wooden door with glazed side panel into:

L-SHAPED KITCHEN (16' 5" x 11' 7" x 10' 2") or (5.00m x 3.53m x 3.11m)

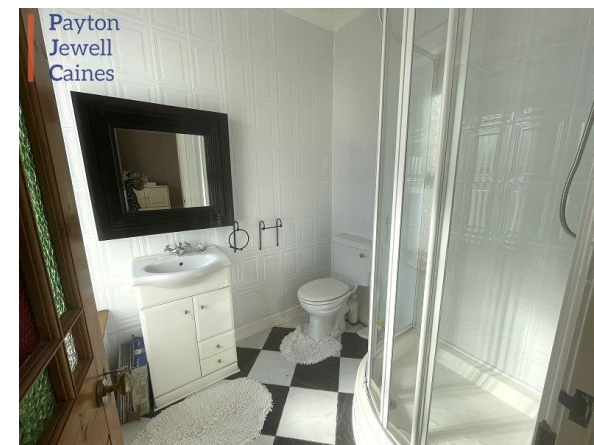
Skimmed ceiling and coved. Emulsioned walls. Ceramic tiles to splashback areas. Side facing Oak effect PVCu double glazed window. Oak effect double glazed door to rear garden. Ceramic floor tiles. Kitchen is fitted with a range of cream shaker style floor and base units. Cream melamine one and half sink and drainer with brass hot and cold mixertap. Integrated appliances: fridge/freezer and dishwasher. Six ring gas and electric range cooker with overhead extractor hood. Door into:

UTILITY ROOM (6' 0" x 3' 10") or (1.83m x 1.17m)

Skimmed ceiling and coved. Floor to ceiling ceramic wall tiles. Radiator. Wall mounted combination boiler. Ceramic floor tiles. Plumbing for washing machine. Door into:

DOWNSTAIRS W.C. (6' 0" x 5' 6") or (1.82m x 1.68m)

Skimmed ceiling and coved. Floor to ceiling ceramic wall tiles. Ceramic floor tiles. Room is fitted with a two piece suite comprising wall mounted corner wash hand basin and low level w.c.



DINING ROOM (11' 8" x 11' 5") or (3.55m x 3.48m)

Skimmed ceiling and coved. Emulsioned walls. Radiator. Rear facing Oak effect double glazed PVCu window. Rear facing Oak effect double glazed french doors. Wood effect laminate floor.

LANDING

Skimmed ceiling and coved. Emulsioned walls. Radiator. Fitted carpet. Built in airing cupboard. Doors leading off.

BEDROOM 1 (13' 1" x 10' 6") or (4.0m x 3.21m)

Skimmed ceiling and coved. Emulsioned walls with picture rail. Wood effect laminate flooring. Radiator. Front facing Oak effect PVCu double glazed bay window. Original fireplace. Room is fitted with a range of cream melamine wardrobes, drawers, bedside table and dressing table. Door into:

EN SUITE (6' 11" x 6' 0") or (2.10m x 1.84m)

Skimmed ceiling and coved. Floor to ceiling ceramic wall tiles. Ceramic floor tiles. Radiator. Front facing Oak effect PVCu frosted double glazed window. Room is fitted with a three piece suite comprising low level w.c. white vanity wash hand basin set with white gloss vanity unit, corner shower cubicle with wall mounted shower, tray and curved sliding doors.

BEDROOM 2 (11' 0" x 9' 10") or (3.35m x 3.00m)

Skimmed ceiling and coved. Emulsioned walls with picture rail. Papered chimney breast. Wood effect laminate flooring. Radiator. Rear facing Oak effect PVCu double glazed window. Original fireplace.

BEDROOM 3 (13' 1" x 11' 7") or (4.0m x 3.54m)

Skimmed ceiling and coved. Emulsioned walls with picture rail. Wood effect laminate flooring. Radiator. Two Oak effect PVCu double glazed windows to side and rear of property. Original fireplace. Room is fitted with melamine wardrobes with mirrored doors and matching chest of drawers.

FAMILY BATHROOM (9' 1" x 7' 9") or (2.76m x 2.35m)

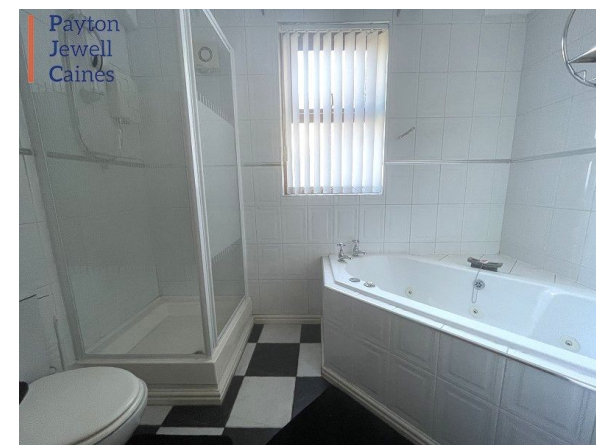
Skimmed ceiling and coved. Floor to ceiling ceramic wall tiles. Ceramic floor tiles. Radiator. Side facing Oak effect frosted PVCu double glazed window. Room is fitted with a four piece suite comprising low level w.c. vanity wash hand basin, corner shower cubicle with wall mounted shower and shower tray, corner Jacuzzi style bath tub with chrome hot and cold taps.

OCCASIONAL ATTIC ROOM (17' 1" x 15' 10") or (5.20m x 4.82m)

4.82m into eaves.

Accessed via paddle stairs.

Emulsioned sloped ceiling. Velux window. Emulsioned walls. Side access doors to eaves for storage. Radiator. Wood effect laminate flooring.



OUTSIDE

Front garden is bounded by wall with iron fencing and gate. Two gates with paved pathways giving access to front door and side access. Garden is laid mainly to lawn.

Low maintenance rear garden bounded by wall. Paved terrace to side return. Decorative graveled areas. Decked sun terrace leading to courtesy door into:


GARAGE

Block built single garage with electric up and over door to rear lane.



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

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	44	
(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.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



www.pjchomes.co.uk

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