



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

£149,950

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Introducing this 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. The property has been modernised throughout and would make an ideal family home.

£149,950

- Three bedroom mid-terrace house
- Fitted kitchen
- Four piece family bathroom
- Single garage to rear
- PVCu double glazing throughout



DESCRIPTION

Situated in the Taibach area of Port Talbot within walking distance to the Memorial park and close proximity to two primary schools. The local shops and supermarkets are a short distance away and the property is within easy access to the M4 motorway junction for East and West. Early viewing comes highly recommended.

Accommodation briefly comprises to the ground floor entrance hall, open plan reception rooms, kitchen and family bathroom. To the first floor there are 3 bedrooms. Externally to the rear is a low maintenance garden and single garage.

ENTRANCE HALL

Access property via composite door with frosted glass panels through to entrance hall. Artexed ceiling with light and coving. Papered walls. Radiator. Laminate to the floor. Staircase leads to first floor landing.

RECEPTION 1 (13' 9" x 9' 7") or (4.18m x 2.93m)

Ceiling is Artexed with light and coving. Walls are skimmed and emulsioned. Radiator. PVCu double glazed window looks to the front aspect with fitted vertical blinds. Focal point of the room is a chimney breast with alcoves to either side and space for an electric fire with marble heath. Low-level storage housing the gas meter. Laminate to the floor. Opening through to:

RECEPTION 2 (14' 0" x 10' 3") or (4.26m x 3.13m)

Artexed ceiling with ceiling light. Smoke detector and coving. Walls are skimmed and emulsioned. Radiator. PVCu double glazed window looks to the rear aspect. Focal point of the room is a chimney breast with alcoves to either side space for a fire and marble hearth. Low level storage built into the alcove housing the electric meter. Continuation of the laminate to the floor.

KITCHEN (14' 6" x 8' 9") or (4.43m x 2.66m)

Ceiling is artexed with light. Walls are skimmed and emulsioned. Radiator. PVCu double glazed window looks to the side aspect. Kitchen comprises a range of wall and base units in a laminate wood effect with coordinating work surfaces. Integrated double oven and electric hob with overhead stainless steel extraction hood. Space for fridge freezer, space and plumbing for automatic washing machine and space for tumble dryer. Storage cupboard housing gas fired combination boiler and a pantry. Tiles to the floor.

REAR HALLWAY

Stippled ceiling with light. Walls are emulsioned and partially tiled. Tiles to the floor. PVCu door with frosted glass panel leads to the rear garden and doorway through:

BATHROOM (8' 7" x 5' 6") or (2.62m x 1.68m)

Artexed ceiling with light. Walls are emulsioned and partially tiled to splash back areas. PVCu double glazed frosted window looks to the rear. Wall mounted chrome heated towel rail. The bathroom is a four piece suite comprising low level W.C. in white, wash hand basin with vanity and chrome mixer tap, double ended panel bath with chrome mixer tap and shower cubicle with overhead shower. Flooring is tiled .



LANDING

From the entrance hall staircase leads to first floor landing with fitted carpet and handrail. Ceiling is Artexed with light and access to the loft. Walls are papered. PVCu double glazed window to the rear. Fitted carpet to the floor. Doorways lead off.

BEDROOM 1 (11' 5" x 10' 6") or (3.48m x 3.19m)

Ceilings are stippled with ceiling light. Walls are skimmed and emulsioned. Radiator. PVCu double glazed window looks to the rear aspect with fitted vertical blinds. Chimney breast with alcoves to either side and laminate to the floor.

BEDROOM 2 (9' 9" x 9' 1") or (2.96m x 2.76m)

Ceiling is artexed with ceiling light. Walls are skimmed and emulsioned. Radiator. PVCu double glazed window looks to the rear aspect and laminate to the floor.

BEDROOM 3 (8' 3" x 6' 2") or (2.52m x 1.88m)

Ceiling is artexed with light and smoke detector. Walls are skimmed and emulsioned. Radiator. PVCu double glazed window looks to the front aspect with fitted vertical blinds. Built in wardrobes and laminate to the floor.


OUTSIDE

To the rear of the property is an enclosed low maintenance garden with a covered decked area, suitable for garden furniture and entertaining. Borders for planting. Access to the rear lane. Single garage with courtesy door which has power and lighting.



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EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	57	
(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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