



25 Grange Street, Port Talbot, SA13 1EN Offers Over £220,000

.....SIMPLY STUNNING!!...LOOKING FOR A CHARACTER PROPERTY WITH FLEXIBLE LIVING ACCOMMODATION BUT WITH A MODERN FEEL? Look no further as this VICTORIAN semi detached property with accommodation over three floors will certainly tick all the boxes. Beautiful large bay windows, high ceilings with original coving and a choice of three fireplaces to cosy on up to each creating a cosy atmosphere and focal point to each reception room

The property offers good sized family accommodation and an internal viewing is highly recommended and briefly comprises of a large through reception room which is currently zoned into lounge area and dining area, separate family room which opens out into a conservatory area, kitchen, utility room with separate cloakroom with W.C. to the ground floor. To the first floor there are four bedrooms and family shower room with an additional staircase to the loft which has a very spacious bathroom and gym area. There is an enclosed rear garden with side gate access to the front of the property.

The property is situated in a sought after area of Port Talbot as it is within walking distance of Port Talbot town centre, train station and all its local amenities. Please contact Pennaf Premier to arrange a viewing.

GROUND FLOOR

Entrance and Hallway

Enter via Composite front door into impressive hallway which leads to all reception rooms and staircase to the first floor. Porcelain tile floor to outer hall with fully fitted carpet to main hallway, emulsion walls with original coving to the ceiling and dado rail, radiator, alarm system.



Lounge

11'4" x 12'7" (3.459 x 3.849)

Feature fireplace with wood surround, carpet to the floor, emulsion walls with coving to the ceiling, radiator, central light, rear facing PVCu doors to the conservatory.

Dining Room

13'3" x 12'8" (4.043 x 3.867)

This room leads straight through to the lounge area. Beautiful large front facing bay window with bespoke Venetian shutter blinds and Roman blinds to remain. Carpet to the floor, emulsion walls, with coving to the ceiling, radiator, central light, original feature fireplace with granite and tile surround, ample power points.



Family Room

10'8" x 10'11" (3.269 x 3.336)

Large inglenook fireplace with oak beam and log burner with slate surround, carpet to the floor, emulsion walls with coving to the ceiling, radiator, central light, ample power points. This room opens out into the conservatory.



Conservatory

7'9" x 11'1" (2.375 x 3.381)

Side facing PVCu double glazed windows and door giving access to the side of the property, emulsion walls, central light.



Kitchen

11'1" x 14'10" (3.399 x 4.5377)

Range of wall and base units in high gloss with contrasting laminate work tops, range stove with five gas hob burner and combination of gas and electric oven, space for fridge freezer, integrated fridge, integrated dishwasher, double stainless steel sink and drainer with mixer tap, tiled splash back, welsh slate flooring, emulsion walls, two central lights, rear facing picture window with side opening window with roller blind, side facing PVCu door to the utility room.

Utility Room

5'3" x 8'8" (1.603 x 2.667)

Continuation of wall and base units with laminate work top, emulsion walls, central light, continuation of tiled flooring, plumbing for washing machine and space for gas powered tumble dryer, space for fridge freezer, door leading to W.C., side facing PVCu door to the side of the property.

Cloakroom

4'9" x 5'3" (1.454 x 1.601)

Continuation of tiled flooring, part tiled walls with emulsion above, central light, low level W.C., pedestal wash hand basin with mixer tap, radiator, rear facing PVCu double glazed window with opaque glass.

FIRST FLOOR

Stairs and Landing

Carpet to the floor, emulsion walls with coving to ceiling, balustrade hand rail, doors leading to bedrooms, Worcester combi boiler and storage cupboard, integrated spot lighting.

Master Bedroom

12'3" x 16'9" (3.745 x 5.110)

Large front facing bay window with bespoke window seating with built in storage cupboards below with matching double and triple wardrobes, original cast iron fireplace with quartz base, carpet to the floor, emulsion walls, with coving to ceiling, central light, Venetian shutter blinds and roman blinds to remain



Bedroom Two

10'2" x 12'10" (3.110 x 3.932)

Carpet to the floor, feature wallpaper wall, central light, rear

facing PVCu window with window seat, ample power points and T.V.pont.

Bedroom Three

11'0" x 9'3" (3.361 x 2.838)

Carpet to the floor, emulsion walls, with coving to ceiling, central light, rear facing PVCu double glazed window, ample power points, T.V. point.

Bedroom Four

5'8" x 9'8" (1.730 x 2.969)

Laminate flooring, emulsion walls, radiator, front facing PVCu double glazed window with Venetian shutter blind

Family Bathroom

7'6" x 7'6" (2.290 x 2.299)

A modern bathroom suite comprising of shower cubicle with power shower and rain shower attachment, low level W.C. and vanity unit in high gloss with inset wash hand basin and mixer tap, shaver point, vinyl flooring, fully tiled walls, central light, chrome towel radiator, side facing PVCu double glazed window with opaque glass.

Second Floor

Stairs from the landing continue to the attic room to large light airy bathroom

Attic Room

17'5" x 9'2" (5.333 x 2.804)

Four piece bathroom suite comprising of roll top bath with mixer tap, low level W.C., pedestal wash hand basin with mixer tap, bidet, chrome towel radiator and standard double radiator,, cork tile flooring, emulsion walls, storage cupboards to the eaves, Velux windows to the front and rear.



OUTSIDE

Front Garden

Courtyard area with low wall and railings to the front with access via wrought iron gate,, side gate access to rear garden.

Rear Garden

Fully enclosed rear garden comprising of slate paved patio, area laid to artificial turf, children's play unit comprising of treehouse, swings and climbing frame, outdoor lighting, outbuilding with PVCu door and window, rear gate giving rear lane access.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	79
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

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