

11 Dalrymple Street, Port Talbot, SA12 6DY

£118,000

STEP ONTO THE PROPERTY LADDER!!!...IDEAL FIRST TIME PURCHASE!!!...A great opportunity to purchase this three bedroom terraced property in the Aberavon area of Port Talbot. The property benefits from having two reception rooms, kitchen to the ground floor and three bedrooms and family bathroom to the first floor. The property benefits from being fully double glazed, combi boiler, low maintenance rear garden and garage to the rear. Viewing is highly recommended. Please call our office on 01639 760033 to arrange a viewing.

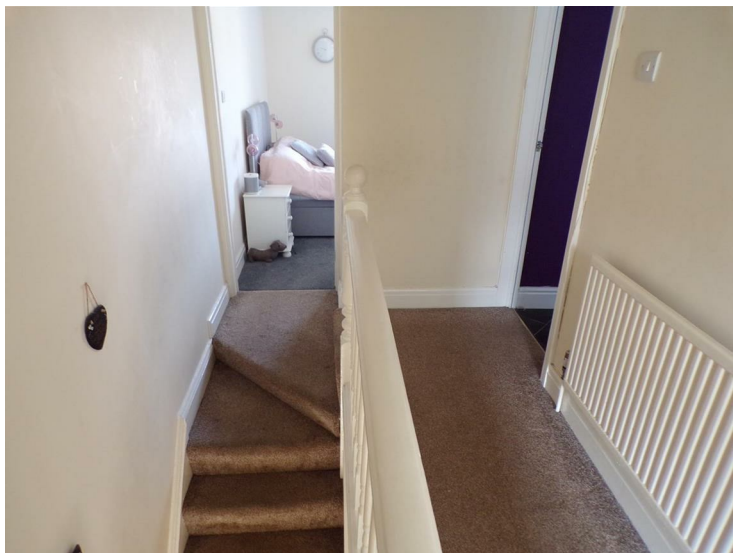
Entrance Hallway

Enter via Composite front door into spacious hallway which is part tiled and the rest carpet, emulsion walls with coving to ceiling, two radiators, two central lights, under stair storage area, stairs to first floor.

Large through Reception

13'2" at the widest point x 21'0" (4.032 at the widest point x 6.422)

Large through reception room with front facing Upvc double glazed window and rear facing Upvc patio doors giving access to rear garden, carpet, emulsion walls with feature wallpaper wall and coving to ceiling, two radiators, two central lights, modern electric fire and surround.



Reception 2

13'1" x 8'10" (3.997 x 2.702)

Carpet, emulsion walls with coving to ceiling, radiator, central light, side facing Upvc double glazed window.



Master Bedroom

13'10" x 10'0" to alcoves (4.224 x 3.052 to alcoves)

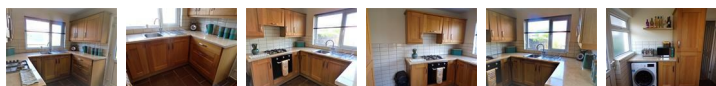
Carpet to the floor, emulsion walls with coving to ceiling, radiator, central light, front facing Upvc double glazed window with vertical blinds.



Kitchen

8'5" x 10'6" (2.586 x 3.206)

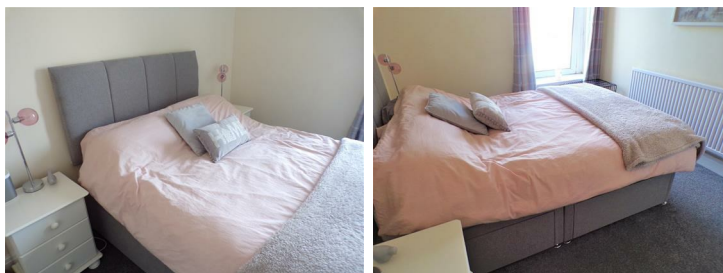
Fitted kitchen comprising of wall and base units with contrasting laminate work tops, integrated electric oven with gas hob, integrated fridge freezer, inset stainless steel sink and drainer with mixer tap and tiled splash back, space for washing machine, rear facing Upvc double glazed window with Venetian blind, side facing Upvc door and window with obscure glass, tiled floor, emulsion walls, tiled splash backs, inset spot lighting.



Bedroom 2

11'3" x 8'10" (3.435 x 2.715)

Carpet, emulsion walls with coving to ceiling, radiator, central light, rear facing Upvc double glazed window, built in storage cupboard, cupboard housing Baxi combi boiler.



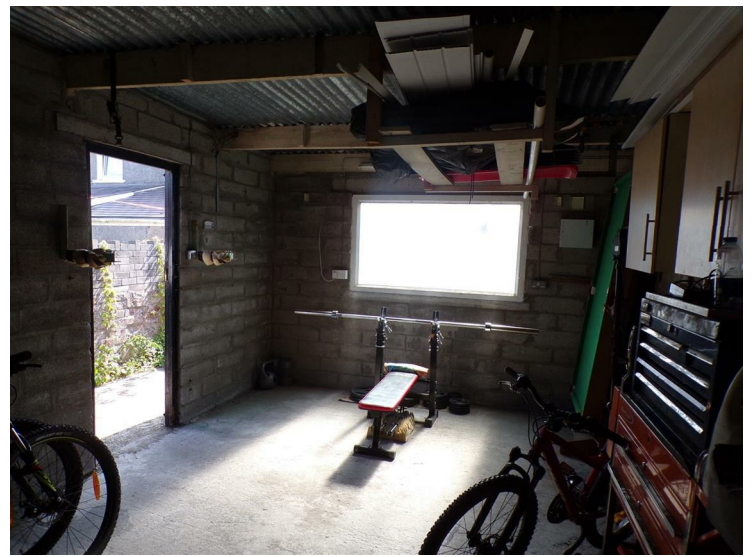
Stairs and Landing

Carpet to the stairs and landing, emulsion walls with coving to ceiling, radiator, central light.

Bedroom 3

10'9" x 6'4" (3.284 x 1.946)

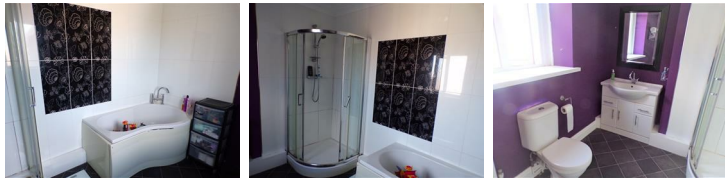
Carpet, emulsion walls with coving to ceiling, radiator, central light, front facing Upvc double glazed window with vertical blinds, loft access.



Family Bathroom

7'7" x 10'6" (2.331 x 3.210)

Four piece suite comprising of shower cubicle with power shower, panelled bath with mixer taps, low level W.C., inset wash hand basin with mixer tap and vanity unit below, vinyl flooring, feature tiled wall with tiled splash backs, emulsion walls with coving to ceiling, central light, rear facing Upvc double glazed window with obscure glass.



External

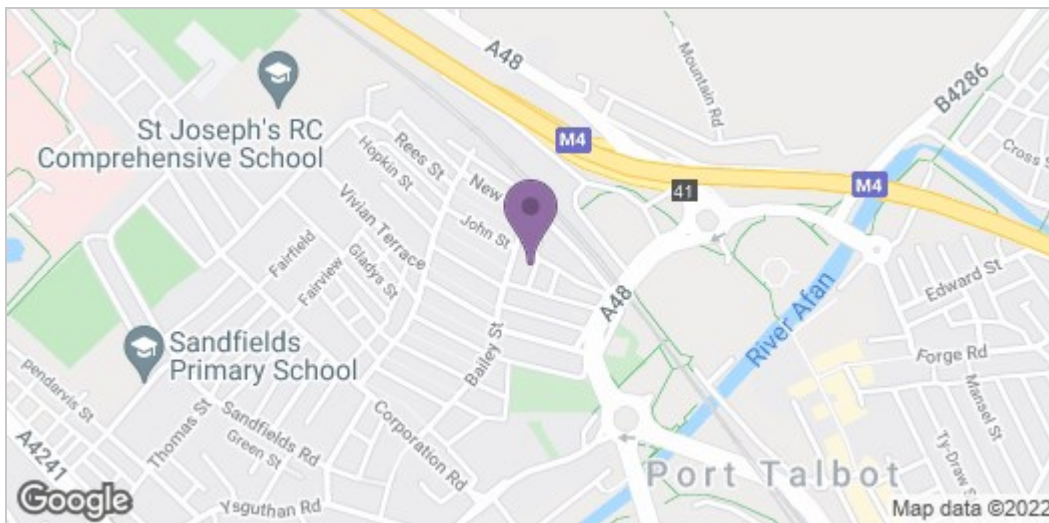
Rear Garden

Fully enclosed rear garden, paved patio area, raised side border with pond feature, pathway to rear with rear gate access, side door access to garage, outside water tap.



Garage

Garage to rear of garden with rear road access, up and over door, power,



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	62	
(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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