



14 St Albans Terrace, Port Talbot, SA13 1LW

£179,995

SIMPLY STUNNING!!...Pennaf Premier are pleased to offer for sale this three bedroom immaculately presented semi detached property within the popular Taibach area of Port Talbot. The whole property has been renovated back to brick 2019 with new wiring and plumbing, side and double rear extension.

The property briefly comprises of hallway, cloakroom, lounge, kitchen/diner with snug area, utility room and conservatory to the ground floor and three bedrooms and family bathroom to the first floor. There is a low maintenance rear garden.

The property benefits from solid oak flooring to the downstairs, solid Oak internal doors throughout, kitchen island with seating, Quartz worktops and integrated appliances, alarm system, inset speakers throughout the downstairs and new windows and composite front door.

To arrange a viewing please call Pennaf Premier on 01639 760033 or email info@pennafpremier.com

Entrance Hallway

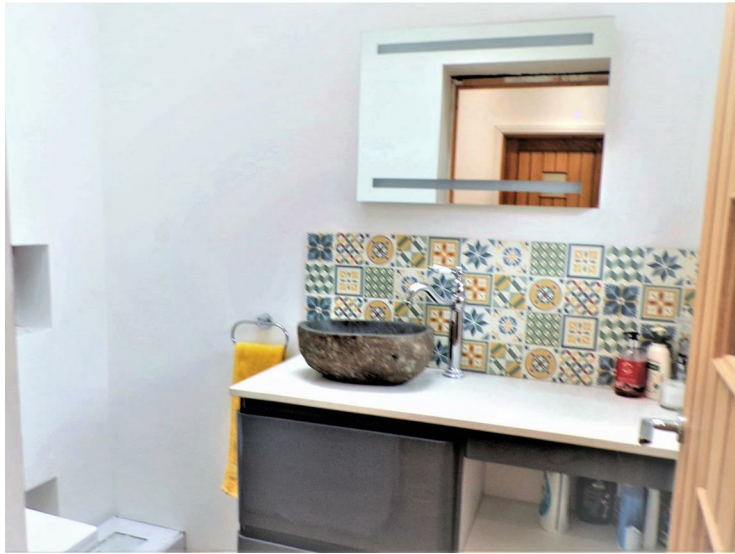
Enter via composite front door into hallway. Solid oak flooring, emulsion walls, inset spot lighting, alarm system, doors to other rooms, stairs to first floor, under stair storage area.



Cloakroom

6'10" x 4'0" (2.09 x 1.228)

Solid oak flooring, emulsion walls, wall mounted W.C., counter top wash hand basin with mixer tap and vanity unit below, tiled splash back, radiator, front facing Upvc double glazed window with obscure glass and roller blind, led light up wall mirror, ceiling velux window.



Lounge

13'7" x 9'11" (4.151 x 3.042)

Continuation of oak flooring, emulsion walls, front facing Upvc double glazed bay window with venetian blinds, feature fireplace with electric fire, radiator, inset spot lighting.



Kitchen / diner and snug area

21'7" x 16'7" (6.584 x 5.066)

Superb bespoke kitchen/diner with snug area with double oak doors leading to the conservatory. Newly fitted high gloss kitchen and island area with Quartz work tops in white and grey with contrasting copper trims.

Built in appliances comprising of fridge freezer, "Smeg" double electric ovens, built in "Smeg" microwave, built in "Teka" coffee machine, integrated pull out pantry.

Quartz top Island is 2.4m x 1.2m - pop up sockets, self close handle less drawers - assortment of pan, cutlery and storage cupboards.

Base units with Quartz work tops - induction hob with overhead extraction, inset stainless steel double sink with a waste disposal unit and mixer tap, integrated "Bosch" dishwasher, tiled splash backs, emulsion walls, continuation of oak flooring, front and side facing Upvc double glazed windows with roller blinds, inset spot lighting with overhead lamp lighting to the kitchen Island, door leading to utility room.

Snug Area - feature fire place with free standing electric fire.



Utility Room

Continuation of oak flooring, emulsion walls, rear facing Upvc double glazed windows, ceiling velux window, plumbing for automatic washing machine, space for tumble dryer, counter work top, base unit, door to boiler room and storage area, Viessmann combi boiler, consumer unit.



Conservatory

11'6" x 13'8" (3.516 x 4.191)

Upvc double glazed glass conservatory with polycarbonate roof, side facing patio doors to the rear garden, vinyl flooring.



Bedroom Two

14'7" x 9'4" widest point (4.467 x 2.865 widest point)
 Carpet, emulsion walls, radiator, inset spot lighting, front facing Upvc double glazed window with Venetian blinds, wardrobes to remain.



First Floor

Stairs and Landing

Oak and glass balustrade, carpet to the stairs and landing, emulsion walls, central light. Attic access - all boarded, pull down ladder, Velux window.



Bedroom Three

7'8" x 10'0" (2.350 x 3.063)
 Carpet, emulsion walls, radiator, inset spot lighting, front facing Upvc double glazed window with Venetian blinds.



Master Bedroom

18'0" longest x 10'8" widest (5.511 longest x 3.263 widest)

Carpet, emulsion walls, radiator, inset spot lighting, two rear facing Upvc double glazed windows with Venetian blinds, wardrobes to remain.



Family Bathroom

12'7" longest point x 5'11" widest point (3.856 longest point x 1.821 widest point)

Four piece bathroom suite comprising of panelled bath with Mira digital bath filler, counter top wash hand basin with vanity unit below and mixer tap, LED light up wall mirror, shower cubicle with Mira digital shower with rain shower head, oak flooring, emulsion walls, radiator, rear facing Upvc double glazed window with obscure glass and roller blind.



External



Front Garden

Enclosed frontage with walls to front and sides, block paviour, mature shrub border.

Rear Garden

Low maintenance rear garden, laid to concrete, rear lane access via galvanised gate.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	EU Directive 2002/91/EC	
England & Wales		

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