



16 Beverley Street, Port Talbot, SA13 1EA Offers In The Region Of £185,000

RECENTLY REDUCED !!!! MUST BE VIEWED TO APPRECIATE THIS SPACIOUS FAMILY HOME WITH ORIGINAL FEATURES. FOUR BEDROOMS....TWO RECEPTION ROOMS....TWO BATHROOMS....GARDEN.....GARAGE.

This spacious family home offers well presented accommodation comprising of Entrance hallway, two reception rooms, kitchen diner, large utility and downstairs bathroom to ground floor with four good size bedrooms and shower room to first floor. The property also benefits from an enclosed rear garden with garage.

Close to Port Talbot town centre, train station and local schools and amenities.

Viewing is recommended for this sought after area.

Please call Pennaf Premier to arrange a viewing on 01639 760033.

GROUND FLOOR

Entrance Hall

Upvc double glazed front door, tiled and paper walls, resin flooring.



Reception Room One

13'11" x 14'0" (4.266 x 4.275)

Upvc double glazed bay window, plastered and paper walls with picture rail, central light, radiator, feature fireplace, laminate flooring.



Reception Room Two

16'1" x 10'8" (4.909 x 3.274)

Upvc double glazed bay window to side of property, plastered walls with picture rail, papered ceiling, central light, radiator, feature fireplace, laminate flooring.



Kitchen/Diner

13'7" x 12'3" (4.148 x 3.753)

Two Upvc double glazed windows to side of property, matching wall and base units, farmhouse sink, plastered walls and part tiled over base units, Electric oven and gas hob with extractor fan, under stair storage cupboard, shelved storage area, plinth heating, tiled floor.



Utility Room

10'2" x 9'9" (3.099 x 2.984)

Upvc double glazed window and door to side, plastered walls and ceiling, base unit, shelves, plumbing for washing machine and dishwasher, space for tumble dryer, space for fridge/freezer, pir sensor light, vinyl flooring.



Downstairs Bathroom

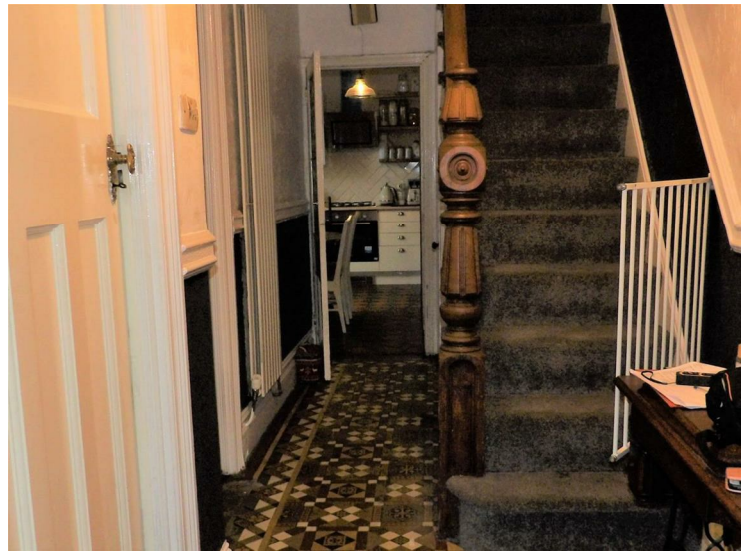
7'11" x 5'1" (2.424 x 1.560)

Upvc double glazed window, respatex walls, shower over bath with shower screen, low level W.C, corner wash hand basin, pir sensor light, tiled flooring.

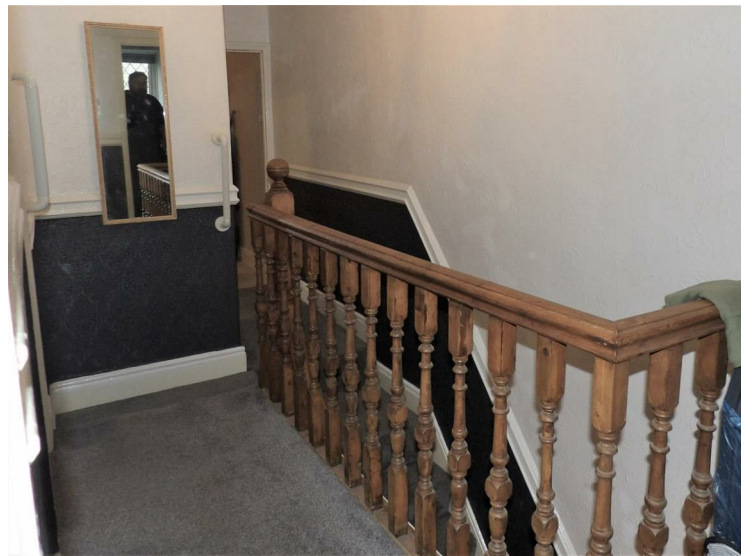


Hallway

Wooden banister, carpet to stairs, papered walls with dado rail, vertical radiator, traditional tiled flooring.



LANDING



Bedroom One

15'7" x 11'6" (4.764 x 3.513)

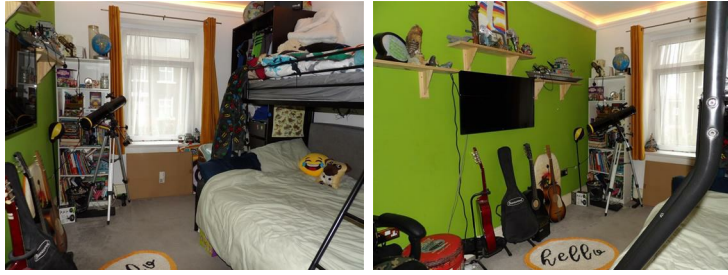
Upvc double glazed bay window, papered walls and ceiling, two central lights, T.V power point, radiator, carpet.



Bedroom Two

12'9" x 9'1" (3.906 x 2.781)

Upvc double glazed window to side, plastered walls and ceiling, inset lighting above picture rail, radiator, carpet.



Bedroom Three

10'0" x 7'0" (3.070 x 2.138)

Upvc double glazed window to rear, papered walls with picture rail, plaster ceiling, central light, cupboard housing combination boiler which was recently fitted, carpet.



Bedroom four

7'11" x 5'1" (2.424 x 1.560)

Upvc double glazed window to front, venetian blinds, papered walls and ceiling, radiator, carpet.



Shower Room

7'0" x 7'0" (2.158 x 2.158)

Upvc double glazed window to side, fully tiled walls, corner shower cubicle, low level W.C, vanity wash hand basin, chrome radiator, vinyl flooring.



EXTERNAL

Front

Enclosed front garden, gate with steps leading to front door.

Garden

Enclosed side and rear garden, mature trees and bushes, astro turf with sitting area's, shed, personnel door leading to garage, gate to side access.



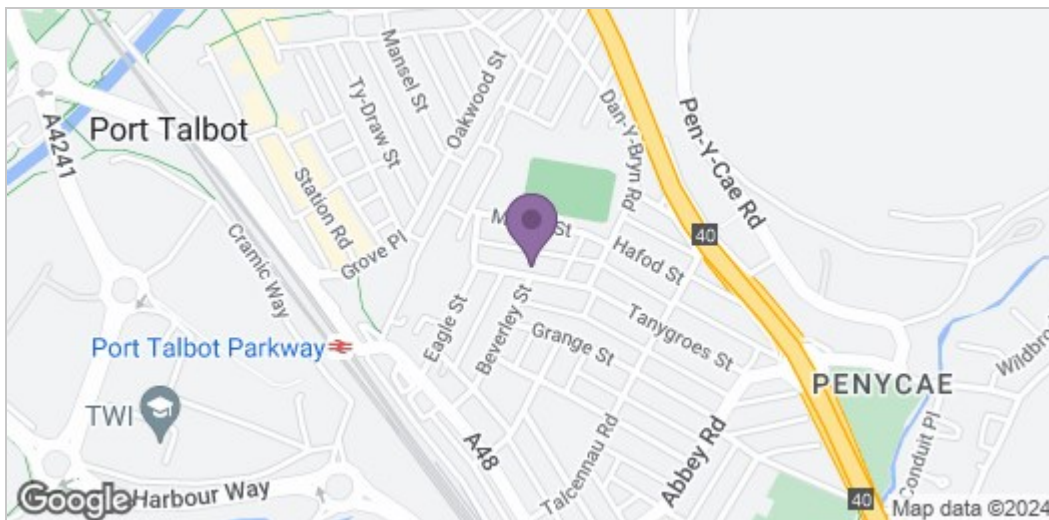
Other Information


The property also benefits from original features within the property.

Recently fitted boiler.

Roof installation.

New roof fitted 2015.



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	58	78
(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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