



## 27 Rees Street, Port Talbot, SA12 6HB

**£105,000**

Welcome to this charming terraced house located on Rees Street in Port Talbot! This delightful property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With two cosy bedrooms, there's plenty of space for a small family or guests to stay over. Situated close to Port Talbot and Aberavon Beach, you'll have easy access to beautiful coastal walks and sandy shores. Imagine enjoying leisurely strolls along the beach or soaking up the sun on a warm summer day - all within walking distance from your new home.

One of the highlights of this property is the quaint rear garden, offering a tranquil outdoor space where you can unwind after a long day. Whether you have a green thumb or simply enjoy al fresco dining, this garden provides the perfect setting for relaxation and enjoyment.

Don't miss out on the opportunity to make this lovely house your new home. Contact us today to arrange a viewing and start envisioning the wonderful possibilities that await you at Rees Street!

To book an appointment to view please call PENNAF PREMIER on 01639 760033.

## GROUND FLOOR



### Entrance Hallway

Entrance via Upvc double glazed front door. Plaster painted walls, papered ceiling, central light. Banister and handrail, under stair cupboard. radiator, patterned ceramic floor tiles. Stairs leading to first floor.

### Reception Room One

11'1" x 10'10" (3.399 x 3.303)

Upvc double glazed window to front with vertical blinds. Papered walls and ceiling with picture rail and central light. Radiator, carpet.



### Reception Room Two

18'2" x 10'6" (5.546 x 3.210)

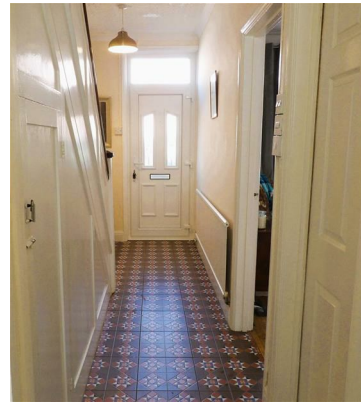
Entrance through opening from kitchen and door from hallway. Upvc double glazed french doors opening to rear garden. Plaster painted walls and ceiling with central light. Brick feature fireplace housing wood burner. Radiator, laminate flooring.



### Kitchen

15'4" x 5'6" (4.683 x 1.698)

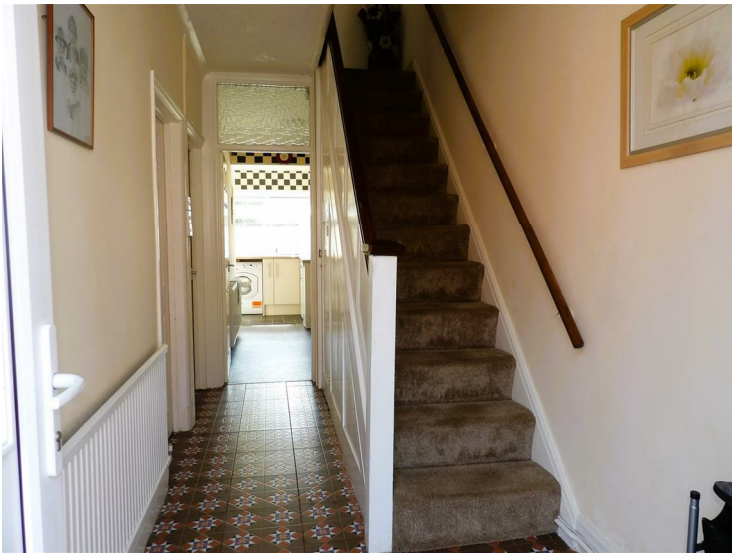
Upvc double glazed window to rear. Matching wall and base units with laminate work surface. Tiled above work surface between units. Plaster painted walls to rest and ceiling, two light fittings. Integrated electric oven, hob and extractor, under work surface space for fridge and freezer, plumbed for washing machine. Vinyl flooring.



## FIRST FLOOR

### Stairs and Landing

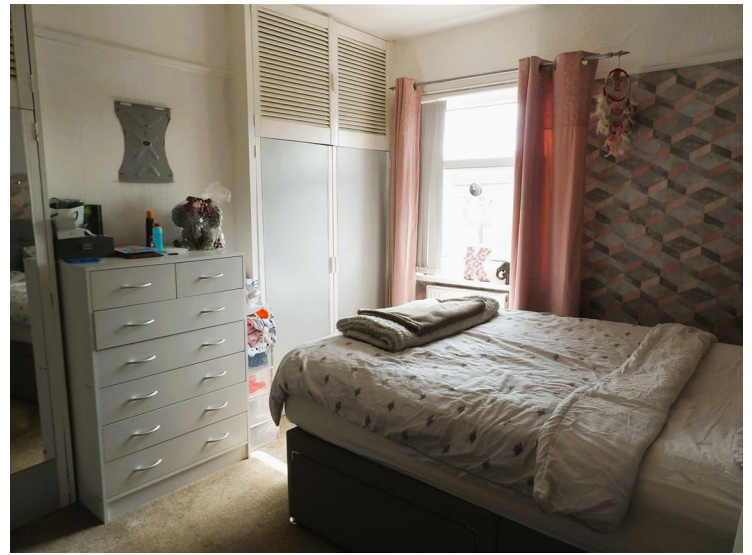
Stairs leading to first floor, banister and handrail, plaster walls and ceiling. Access to loft on landing. Carpet to stairs and landing.



### Bedroom One

15'2" x 11'0" (4.647 x 3.372)

Two Upvc double glazed windows to front with vertical blinds. Plaster painted ceiling with central light, papered walls. Fitted mirror wardrobe in recess. Two radiators, carpet flooring.



### Bathroom

Upvc double glazed window to rear. P shaped bath with shower over and glass shower screen. Low level W.C, vanity wash hand basin with mirror and lights above. Spotlights and chrome ladder radiator.



### Bedroom Two

11'4" x 9'6" (3.479 x 2.911)

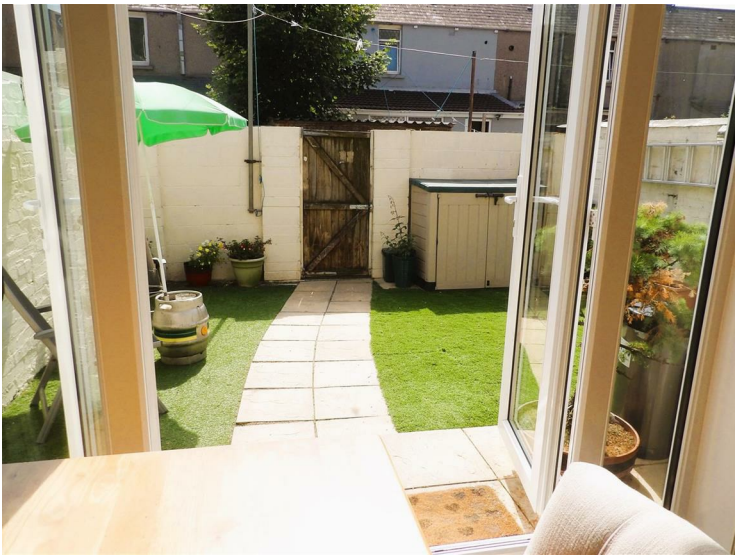
Upvc double glazed window to rear. Papered walls with picture rail, central light. Two fitted cupboards one housing combination boiler serving domestic water and central heating. Carpet flooring.

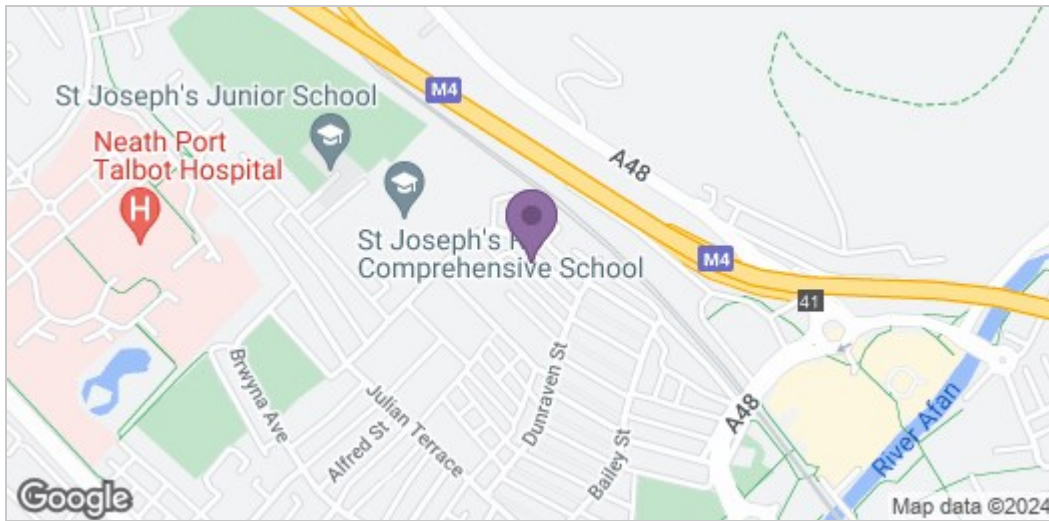



### EXTERNAL

#### Rear Garden

Enclosed rear garden with astro turf and pathway leading from french doors to gate onto rear lane.





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

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