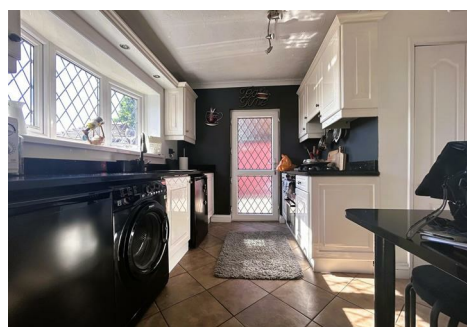




49 Morlais Road, Port Talbot, SA13 2AS

Offers In The Region Of £185,000

Nestled on Morlais Road in the charming town of Port Talbot, this delightful semi-detached house offers a perfect blend of comfort and convenience. Built between 1965 and 1969, the property boasts a warm and inviting atmosphere, ideal for families or those seeking a peaceful retreat.

The home features three well-proportioned bedrooms, providing ample space for relaxation and rest. The reception room is a welcoming area, perfect for entertaining guests or enjoying quiet evenings with family. A notable highlight of this property is the conservatory, which invites natural light and offers a lovely space to unwind while overlooking the garden.

The property also includes a bathroom that caters to the needs of modern living. For those with vehicles, there is parking available for one car, ensuring ease of access and convenience.

Situated close to local amenities, residents will find shops, schools, and recreational facilities within easy reach, making this location both practical and desirable. Whether you are a first-time buyer or looking to settle down in a friendly community, this semi-detached house on Morlais Road presents an excellent opportunity to create a warm and welcoming home.

NO ON GOING CHAIN.

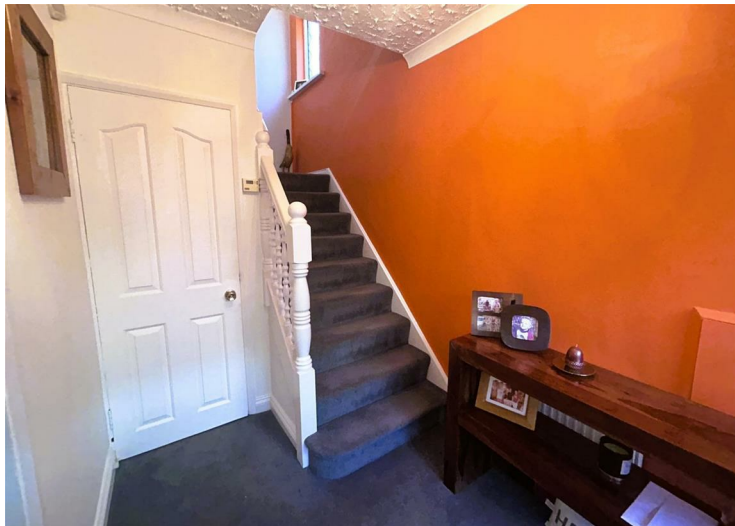
To book a viewing please call Pennaf Premier on 01639 760033.

GROUND FLOOR



Entrance Hall

Entrance through UPVC double glazed front door. Plaster painted walls and ceiling, central light, radiator, carpet. Understair cupboard. Stairs leading to the first floor. Alarm.



Reception Room

14'7" x 13'0" (4.456 x 3.964)

Upvc double glazed bay window to front. Plaster painted walls and ceiling, central light, radiator, laminate flooring.



Dining Room

12'2" x 10'7" (3.725 x 3.244)

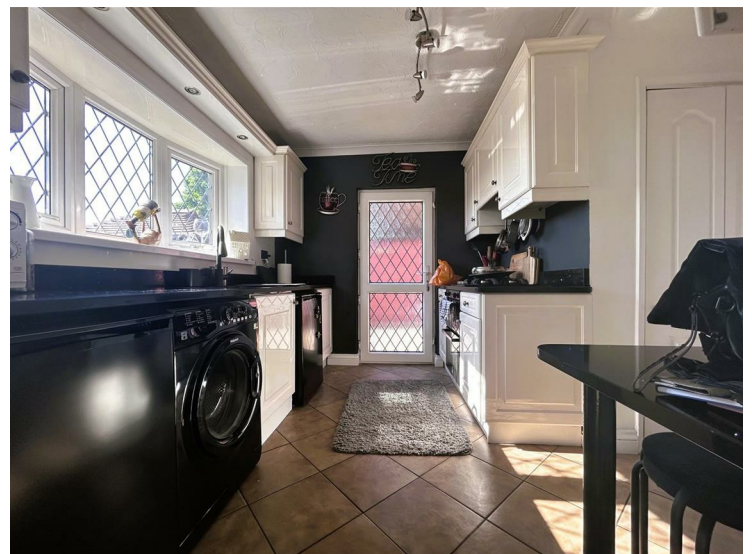
Upvc french doors leading into conservatory. Plaster painted walls and ceiling, central light, radiator, laminate flooring.



Kitchen

11'3" x 9'10" (widest point) (3.43m x 3.00m (widest point))

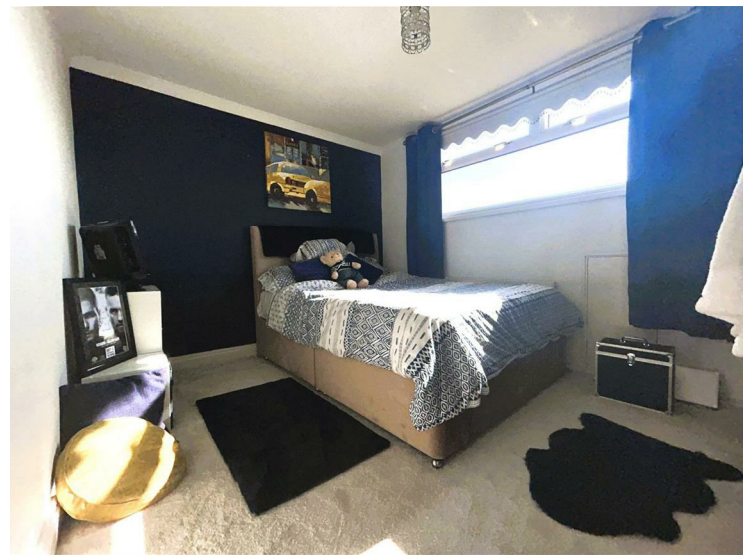
Range of wall and base units with lighting, quartz work surface with upstand, sink with drainer, mixer tap. Integrated gas oven and hob, washing machine, under work surface fridge and freezer. Plaster painted walls. Ceramic floor tiles. Large under stair cupboard for storage. Upvc double glazed window to rear, Upvc double glazed door to side leading to the rear garden.



Conservatory

10'10" x 10'2" (3.326 x 3.105)

Under floor heating with ceramic flooring, central fan light, radiator, Upvc windows and Upvc french doors to rear garden.



Bedroom Three

8'9" x 7'3" (2.673 x 2.228)

Upvc double glazed window to front. Plaster painted walls and ceiling, central light, radiator, carpet.

First Floor

Stairs and Landing

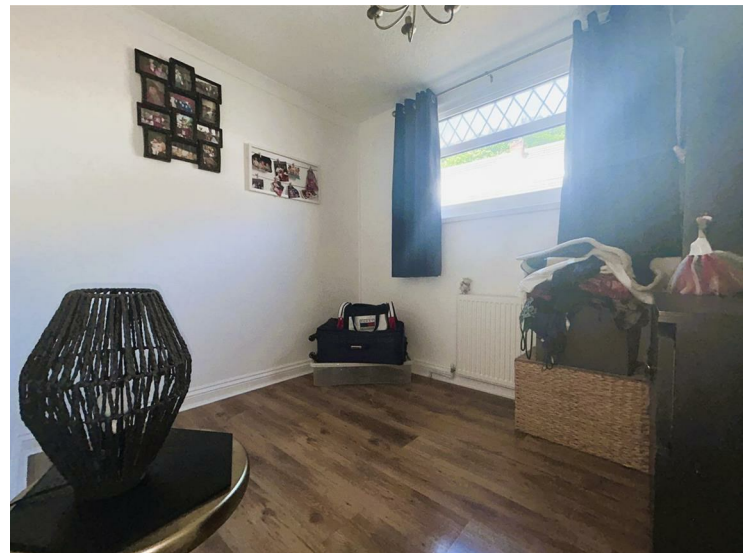
Upvc window to side, handrail, carpet to stairs.

Access to loft with ladder. Attic area boarded. Combination boiler serving domestic hot water and central heating housed in the attic.

Bedroom One

10'7" x 10'0" (3.241 x 3.063)

Upvc double glazed window to front. Plaster painted walls and ceiling, central light, radiator, carpet. Fitted mirror wardrobes.



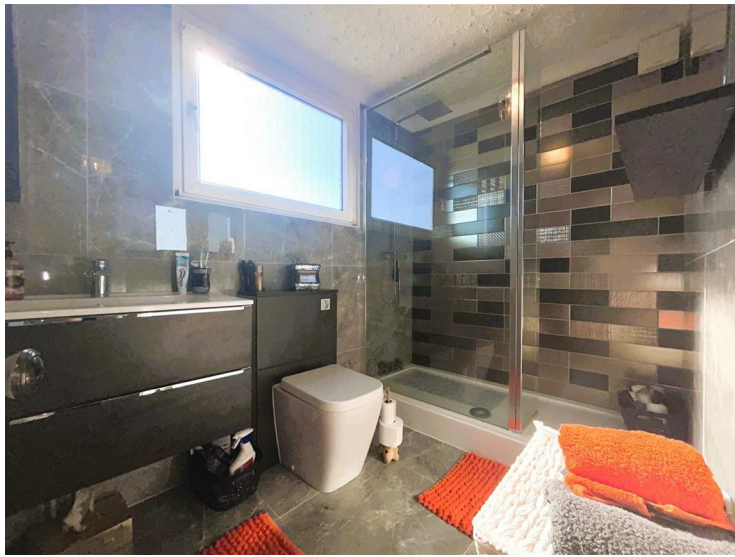
Bathroom

Upvc double glazed window to rear. Fully tiled walls and shower enclosure. Low level w.c, vanity wash hand basin, Double shower enclosure with double rainwater shower, glass shower doors. Chrome ladder towel radiator, ceramic floor tiles, central light.

Bedroom Two

12'0" x 9'1" (3.665 x 2.778)

Upvc double glazed window to rear. Plaster painted walls and ceiling, central light, radiator, carpet. Fitted wardrobe.



External

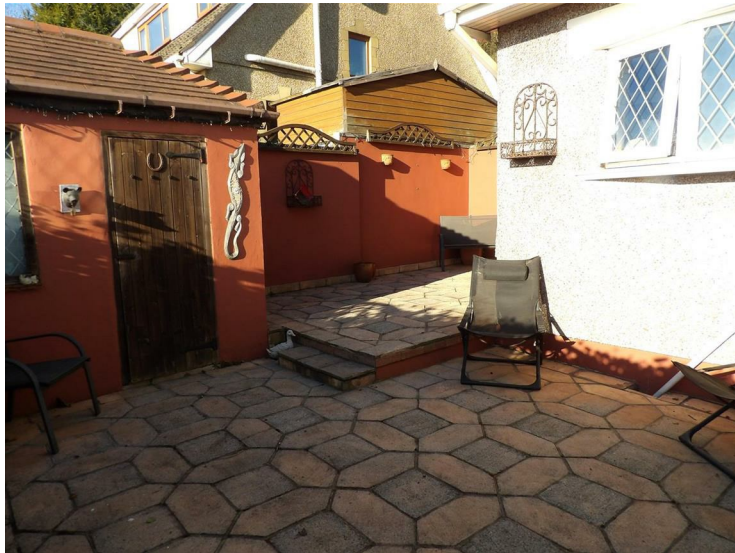
Front Garden

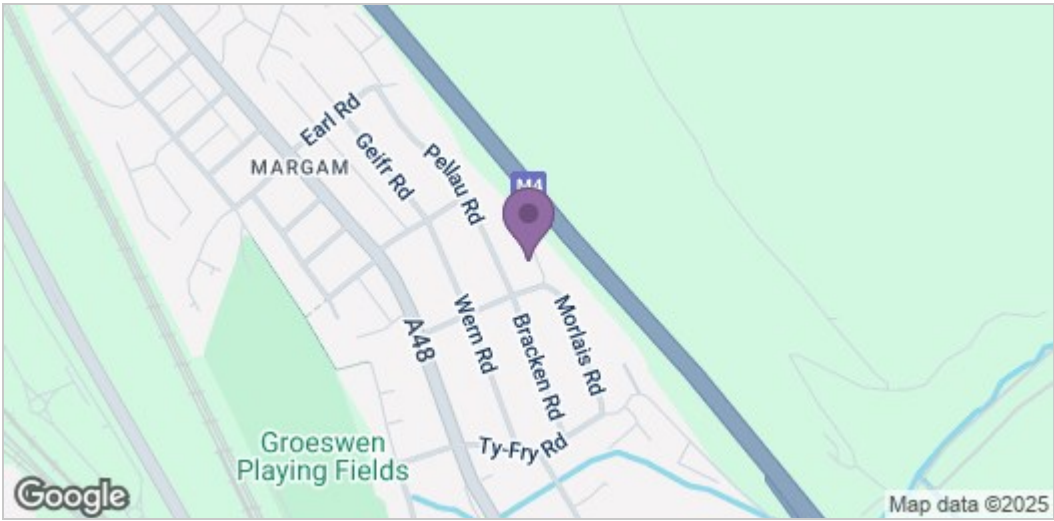
Steps down to pathway to front door also leading to gate access to rear.. Tired garden with mature shrubs and plants. Driveway.



Rear Garden

Enclosed rear garden. Patio areas to side and rear of garden. Brick garden shed with electricity supply.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.