



15 Rees Street, Port Talbot, SA12 6HB

Offers Over £82,500

Nestled in the heart of Port Talbot on Rees Street, this terraced house presents an excellent opportunity for families and first-time buyers or investors alike. The property boasts two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings.

The house features three well-proportioned bedrooms, providing ample space for rest and relaxation. The layout is thoughtfully designed to maximise comfort and functionality, making it an ideal home for those seeking traditional charm.

Completing this home is a conveniently located bathroom on the first floor and a downstairs cloakroom, ensuring that daily routines are both practical and efficient. The property is situated in a friendly neighbourhood, with local amenities, schools and parks just a stone's throw away, making it a perfect choice for families and also close to Aberavon Beach front, Port Talbot town centre and the M4 corridor.

This terraced house on Rees Street is not just a place to live; it is a place to create lasting memories. With its appealing features and prime location, it is sure to attract interest from those looking to settle in this vibrant area of Port Talbot. Do not miss the chance to make this charming property your new home.

NO FORWARDING CHAIN-VACANT

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

GROUND FLOOR



Entrance Hallway

Entrance through Upvc double glazed door to hallway. Artex ceiling with central light, papered walls with dado rail, smoke alarm, carpet. Under stair cupboard. Gas meter in cupboard. Stairs leading to first floor.

Reception Room One

10'11" x 10'10" (3.348 x 3.313)

Upvc double glazed window to front. Artex ceiling with central light, papered walls with dado rail, radiator, carpet. Wall mounted gas fire.



Reception Room Two

17'0" (widest point) x 11'2" (5.192 (widest point) x 3.407)

Upvc single glazed window into inner hallway. Artex ceiling with two light fittings, papered walls, radiator, carpet. Feature window from hallway with doors leading to kitchen and utility room. Wall mounted gas fire with back boiler. Electric meter housed in cupboard.



Kitchen

8'7" x 5'6" (2.631 x 1.700)

Upvc double glazed window to rear and upvc double glazed window into lean-to. Plaster painted ceiling with central light, plaster painted walls. Matching range of wall and base units with laminate work surface. Free standing oven, space for fridge freezer, stainless steel sink with mixer taps. Ceramic floor tiles. Upvc double glazed door into lean-to.



Utility Room

Upvc double glazed window into lean-to. Plaster painted ceiling with central light, plaster painted walls. Plumbing and space for washing machine (washing machine is staying), ceramic floor tiles. Door through from reception room two.

Lean-To

8'6" x 4'6" (2.608 x 1.390)

Upvc double glazed rear door. Clear roof sheeting. Base unit storage. Continuation of ceramic floor tiles. Upvc double glazed door to rear garden.



Cloakroom

Door leading from lean-to into cloakroom. Plaster ceiling with central light. Ceramic tiled walls and floor. Low level W.C.



FIRST FLOOR

Stairs and Landing

Wooden banister to stairs and landing. Papered ceiling with central light, plaster painted walls with dado rail. Carpet to stairs and landing. Access to attic.



Bedroom One

11'3" x 9'8" (to widest point) (3.439 x 2.956 (to widest point))

Upvc double glazed window to front. Papered ceiling and walls with central light. Radiator, carpet. Fitted wardrobe space to alcoves.



Bedroom Two

10'11" x 9'9" (3.349 x 2.973)

Upvc double glazed tilt and turn window to rear. Papered walls and ceiling with central light, radiator, carpet. Fitted wardrobe and storage cupboard housing water storage tank



Bedroom Three

7'2" x 5'11" (2.198 x 1.813)

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



Bathroom

Upvc Opaque double glazed window to rear. Papered ceiling with central light, tiled walls. Pedestal wash hand basin, low level W.C. Standard bath with electric shower over and shower curtain, radiator, carpet.



OUTSIDE AREAS

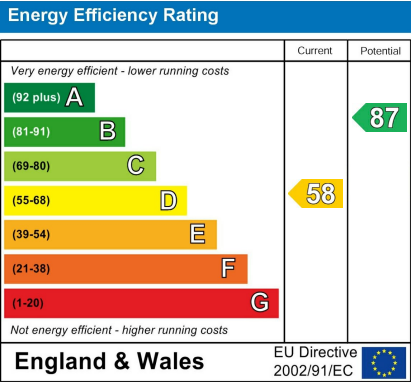
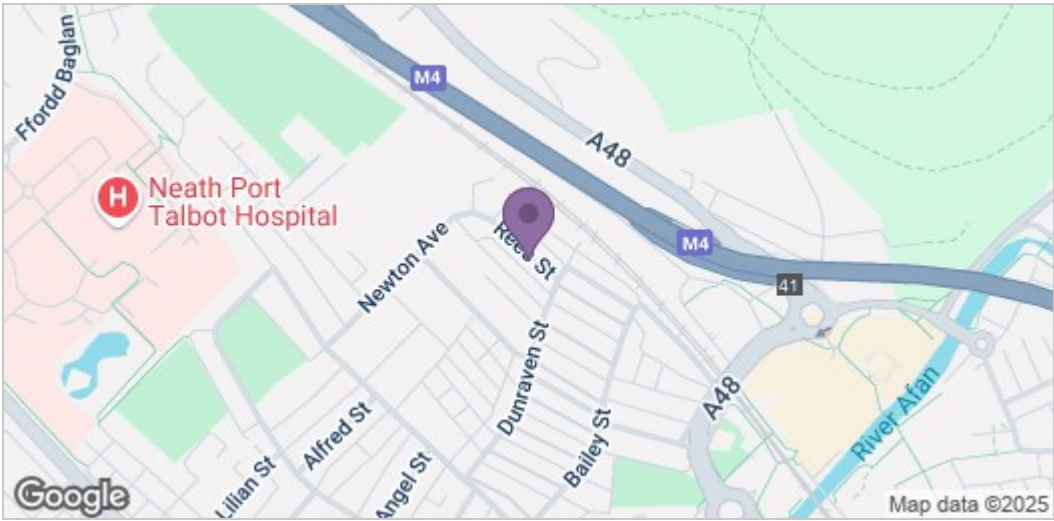
Rear Garden

Enclosed rear garden with high walls. Wooden gate to rear lane. Wooden garden shed. Patio slabs to the garden area.



Other Details

Guaranties for damp proof works done. EICR certificate. Annual gas certificate. Upvc window certificate. Newly fitted roofs.



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.