



## **1 Chalice Court, Port Talbot, SA12 7DA**

### **Offers In The Region Of £199,995**

NO ONGOING CHAIN.....Welcome to this charming three-bedroom semi-detached house located in the desirable Chalice Court, Baglan Moors, Port Talbot. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for families or those seeking a peaceful retreat.

As you enter, you will find a spacious reception room that flows seamlessly into a dining area, providing an inviting space for both relaxation and entertaining. The well-appointed kitchen is conveniently situated off the dining area, making meal preparation a breeze.

The property boasts three sized bedrooms, each offering ample natural light and space for personalisation. The enclosed rear garden is a wonderful feature, providing a private outdoor space for children to play or for hosting summer barbecues with friends and family.

Parking is made easy with ample space for two vehicles on the driveway, ensuring you will never have to worry about finding a spot after a long day.

Situated close to local amenities, including shops and schools, this home is perfectly positioned for everyday convenience. Additionally, the M4 corridor is easily accessible, making commuting to nearby towns and cities straightforward. For those who enjoy the outdoors, the beautiful Aberavon beach front is just a short distance away, offering a lovely spot for walks and leisure activities.

This property presents an excellent opportunity to secure a lovely family home in a sought-after location. Don't miss your chance to make this house your new home.

To make an appointment to view this property call Pennaf Premier sales team on 01639 760033.



## GROUND FLOOR



### Entrance Hallway

Entrance through Upvc double glazed door to hallway. Emulsion painted walls and ceiling, central light, radiator, vinyl flooring. Stairs leading to first floor.

### Cloakroom

Through door from entrance hallway into cloakroom. Upvc double glazed window to front. Emulsion painted walls and ceiling, central light, low level w.c, wash hand basin, radiator, vinyl flooring.



### Reception Room One

15'2" x 8'10" (4.631 x 2.716)

Upvc double glazed window to front. Emulsion painted walls and ceiling, central light. Two radiators. Feature fireplace housing electric fire.



### Dining Room

10'7" x 8'0" (3.237 x 2.460)

Upvc double glazed french doors to rear garden. Emulsion painted walls and ceiling, central light. Radiator. Under stair storage cupboard.



### Kitchen

10'6" x 7'4" (3.219 x 2.236)

Upvc double glazed window to rear. Range of wall and base units, laminate worksurface. Integrated electric oven, gas hob, extractor hood. Space and plumbing for washing machine, space for fridge/freezer, stainless steel sink with mixer taps. Emulsion painted walls and ceiling, central light. Tiled in between units.



### First Floor

#### Stairs and Landing

Emulsion painted walls and ceiling, central light. Upvc double glazed window facing to side. Wooden banister and handrail, carpet to stairs and landing. Access to loft with drop down ladder and insulated. Cupboard housing water tank for central heating and domestic hot water.



### Bedroom One

11'10" x 8'1" (3.624 x 2.467)

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



### Bedroom Two

13'1" x 9'0" (3.996 x 2.760)

Upvc double glazed window to rear. Emulsion painted walls and ceiling, central light. Radiator, carpet.



### Bedroom Three

7'10" x 7'3" (2.409 x 2.220)

Upvc double glazed window to front. Emulsion painted walls and ceiling, central light. Radiator. Storage cupboard over stairwell.



### Bathroom

6'6" x 6'4" (1.995 x 1.936)

Upvc double glazed window to rear. Oval shaped bath with shower over and glass screen. Emulsion painted walls and ceiling, central light, tiled over shower enclosure. low level w.c, wash hand basin, radiator, vinyl flooring.



### Front garden

Large driveway ample space for two cars. Laid to lawn. Mature tree. Side gate to rear garden.





**Rear Garden**

Enclosed rear garden with wooden fencing. Mature trees,laid to lawn with stone pathway to rear of garden. Side access from rear garden to front through wooden side gate.

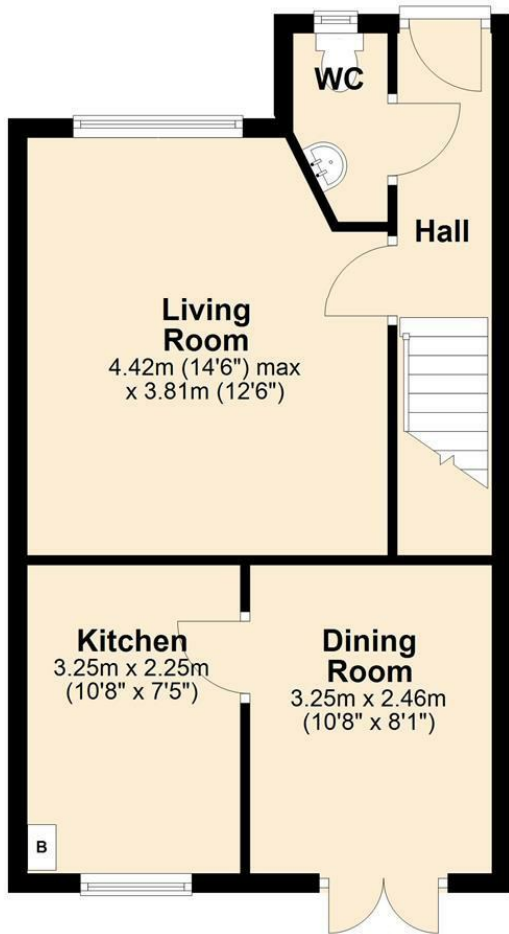


**Other information.**

Please note that there is a discoloration to the floor boards to the kitchen, dining room and reception room this was due to a leak that was in the kitchen area during tenancy which has now been resolved.

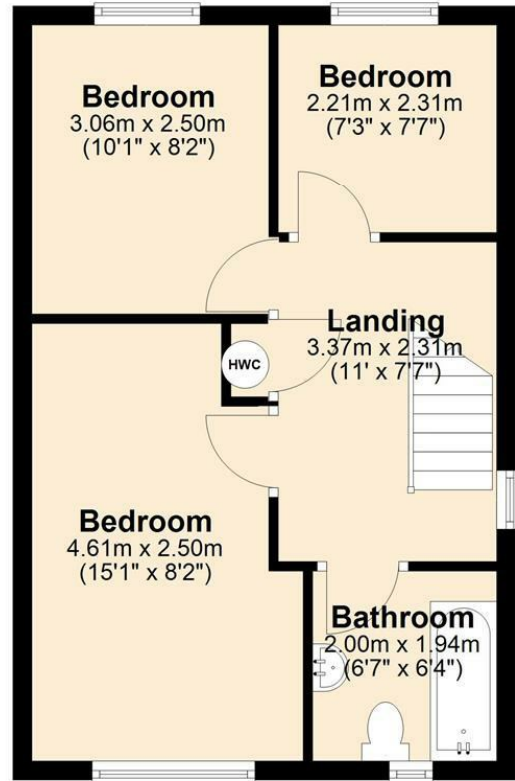
## Ground Floor

Approx. 40.1 sq. metres (431.8 sq. feet)

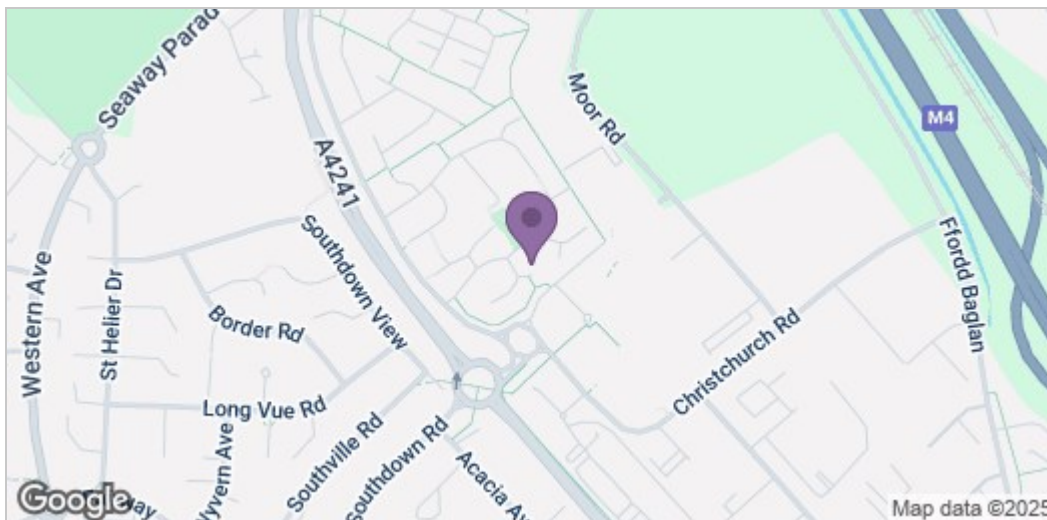


## First Floor

Approx. 38.1 sq. metres (410.3 sq. feet)



Total area: approx. 78.2 sq. metres (842.1 sq. feet)



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

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