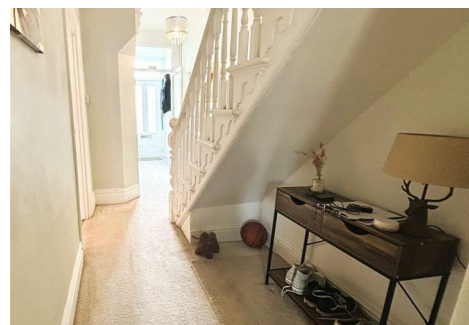




6 Eagle Street, Port Talbot, SA13 1AA

Offers In The Region Of £189,995

New to the market this larger-than-usual three bedroom terraced house presents an excellent opportunity for families and professionals alike. Boasting three well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting reception room serves as a perfect gathering space, ideal for both relaxation and entertaining guests.

The home has been thoughtfully updated, featuring a large kitchen that is both stylish and functional, complete with a modern utility/shower room for added convenience and overall appeal and practicality of the living space.

Situated close to Port Talbot town centre, residents will enjoy easy access to a variety of local amenities, including shops, schools, and transport links. This prime location ensures that everything you need is just a short distance away, making it an ideal choice for those seeking a vibrant community atmosphere.

In summary, this terraced house on Eagle Street combines modern comforts with a convenient location, making it a wonderful place to call home. Whether you are looking to settle down or invest, this property is certainly worth considering.

To book an appointment please call Pennaf Premier on 01639 760033.

GROUND FLOOR

Entrance Porch

Entrance through composite front door. Plaster painted walls and ceiling, vinyl flooring.

Hallway

Plaster painted walls and ceiling, dado rail, central light, radiator, carpet. Open under stair storage area.



Reception Room

25'9"(into bay window) x 12'11" (7.857(into bay window) x 3.950)

Upvc double glazed bay window to front, plaster painted walls and ceiling, coving, two central lights, two radiators, carpet. Storage cupboards in alcoves. Feature fire surround with gas fire. Upvc double glazed french doors to rear.



Kitchen

14'11" x 10'9" (4.555 x 3.283)

Upvc double glazed window to side. Plaster painted walls and ceiling, central light. Range of wall and base units, laminate work surface. Integrated fridge/freezer, integrated washing machine, integrated microwave, integrated wine fridge, integrated electric oven, induction hob, electric extractor fan. Stainless steel one and a half bowl with mixer taps. Central island with breakfast bar and storage cupboards below. Combination boiler housed in cupboard serving domesticated hot water and heating. Radiator, laminate flooring.



Utility Room\Shower Room

10'4" x 7'1" (3.169 x 2.173)

Upvc double glazed window to rear. Plaster painted walls and ceiling. Walk in shower cubicle with rain water shower, fully tiled in shower enclosure. Plumbing for radiator, ceramic floor tiles. Space for tumble dryer. Upvc double glazed door to rear.



FIRST FLOOR

Stairs and Landing

Plaster painted walls and ceiling, central light, dado rail. Wooden banister to stairs and landing. Large storage cupboard. Loft hatch.

Bedroom One

16'2" x 12'0" (4.949 x 3.662)

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



Bedroom Two

12'6" x 9'6" (3.826 x 2.909)

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



Bedroom Three

10'1" x 8'1" (3.093 x 2.473)

Upvc double glazed window to rear. Plaster painted walls and ceiling, feature wall, radiator, carpet.



Bathroom

7'11" x 6'9" (2.416 x 2.076)

Upvc double glazed window to rear. Fully tiled walls, freestanding bath with hand held shower, low level w.c, wash hand basin, chrome towel radiator, ceramic floor tiles.



EXTERNAL

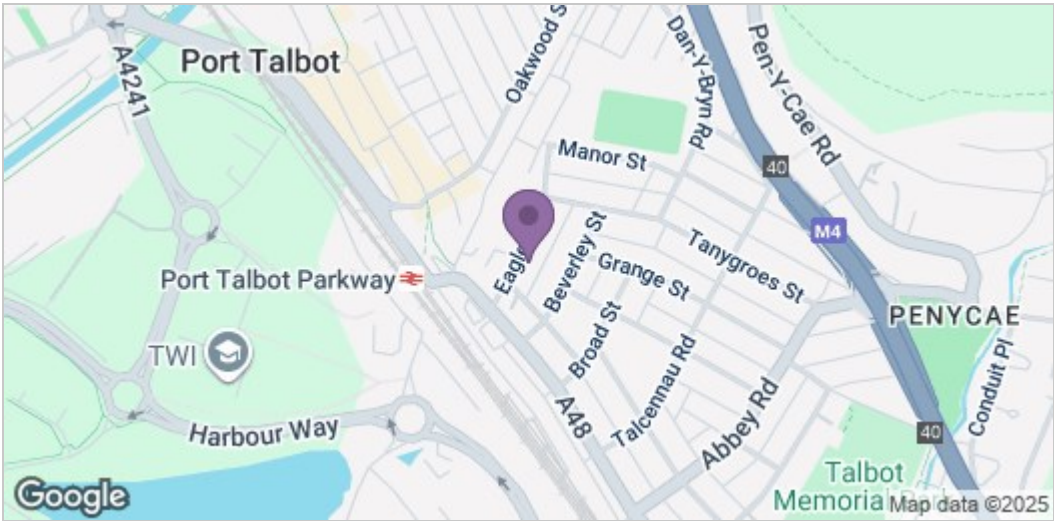
Front Garden

Enclosed front garden with brick wall and gate. Paved pathway leading to front door with gravel to rest.

Rear Garden

Enclosed rear garden with rear lane access. Paved patio area with pergola sitting area, astro turf to the rest. Wooden shed.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		66
(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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