



13 Park Street, Port Talbot, SA13 1TD

£149,950

Pennaf Premier are proud to present this well presented charming residence, inviting you to envision your future in this lovely home. In the heart of Taibach, Port Talbot on Park Street, this delightful terraced house presents an excellent opportunity for first-time buyers or families seeking a comfortable home. The property boasts three bedrooms, providing ample space for relaxation and rest. Additionally, there is a versatile attic room that can serve as a study, playroom, or extra bedroom, catering to your family's needs.

The ground floor features inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with loved ones. The cloakroom and family bathroom are thoughtfully designed, ensuring convenience for all residents.

Furthermore, the garage with rear lane access adds an extra layer of practicality, offering additional storage or a secure space for your vehicle.

This home is ideally situated, making it a perfect choice for families or individuals looking to settle in a vibrant community. With its blend of space, functionality, and potential, this property is not to be missed.

Close to shops, schools, local amenities and the M4 corridor.

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

GROUND FLOOR



Entrance Porch

Entrance via Composite front door. Original half tiles to wall and paneling, central light, original floor tiles.



Hallway

Entrance via door from porch, wallpaper to walls and ceiling, central light, radiator, carpet to stairs leading to first floor, laminate flooring. Coat storage area.

Reception Room Front

13'6" x 9'9" (4.120 x 2.997)

Upvc double glazed window with white shutter blinds to front. Emulsion painted walls and ceiling, victorian style radiator, laminate flooring.



Dining Room

13'9" x 10'6" (4.194 x 3.212)

Through door into dining room from hallway. Emulsion walls and ceiling with coving, central light. Feature fireplace, victorian style radiator, laminate flooring.



Kitchen\dining area

19'7" x 8'7" (5.973 x 2.622)

Upvc double glazed window to side. Range of wall and base units, gas hob range cooker, space for fridge\freezer, composite one and a half bowl sink. Emulsion painted walls and ceiling, spot lighting, tiled in between units. Under stair pantry, cupboard housing Baxi combination boiler serving domestic hot water and heating. Radiator, laminate flooring. Dining area with Upvc french doors to rear garden.



Cloakroom

Emulsion painted walls and ceiling, central light. Low level w.c, wash handbasin.



Study/Utility room

8'11" x 7'10" (2.731 x 2.413)

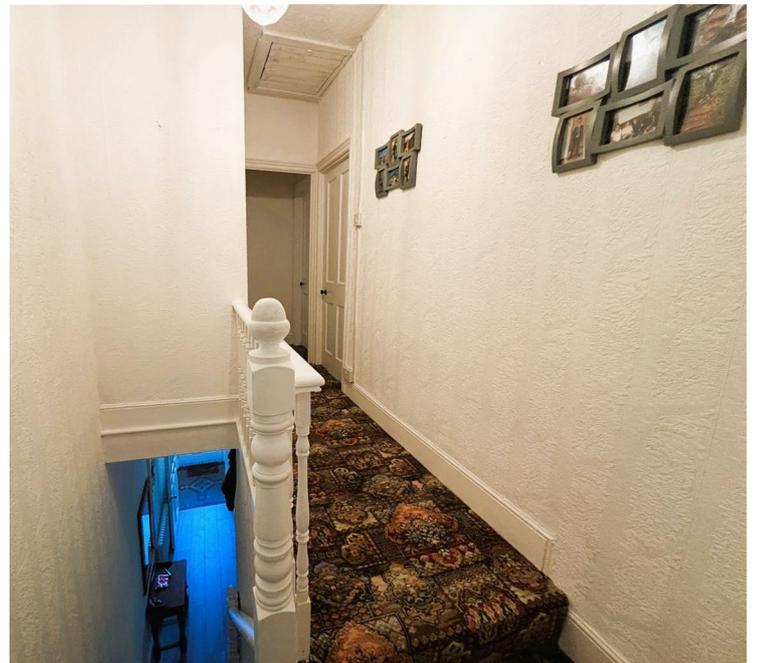
Upvc double glazed door and window to rear, original brick wall, ceramic floor tiles. Plumbing and space for washing machine.



FIRST FLOOR

Stairs and Landing

Carpet to stairs and landing, banister rail, emulsion wallpaper to walls and ceiling, attic access, large storage cupboard.



Bedroom One

7'4" x 10'0" (2.252 x 3.063)

Upvc double glazed window with white shutter blinds to front. Emulsion painted walls and ceiling, central light. Victorian style radiator, original feature fireplace, original stained floorboards.



Bedroom Two

11'9" x 10'9" (3.600 x 3.300)

Upvc double glazed window to rear, wallpaper to walls and ceiling, victorian style radiator, original feature fireplace and original stained floorboards.



Bathroom

10'6" x 8'11" (3.223 x 2.733)

Upvc double glazed window with white shutter blinds to side. Low level W.C, wash hand basin, traditional freestanding bath with chrome shower mixer taps, separate glass paneled shower cubicle, tiles to wall with two rainwater shower heads. Victorian style radiator with chrome towel radiator. Half paneled and plastered walls and ceiling with central light, ceramic floor tiles.



Bedroom Three

10'11" x 6'2" (3.351 x 1.891)

Upvc double glazed window with white shutter blinds to front. Emulsion painted walls and ceiling, central light, radiator, original floorboards.



Attic

15'8" x 9'10" (4.789 x 3.009)

Velux window. Insulated and boarded, radiator, electricity sockets and central light. Drop down ladder.



EXTERNAL

Rear Garden

Enclosed rear garden with mature bushes and plants. Slabbed patio sitting area with pathway leading to double garage to rear with rear lane access.

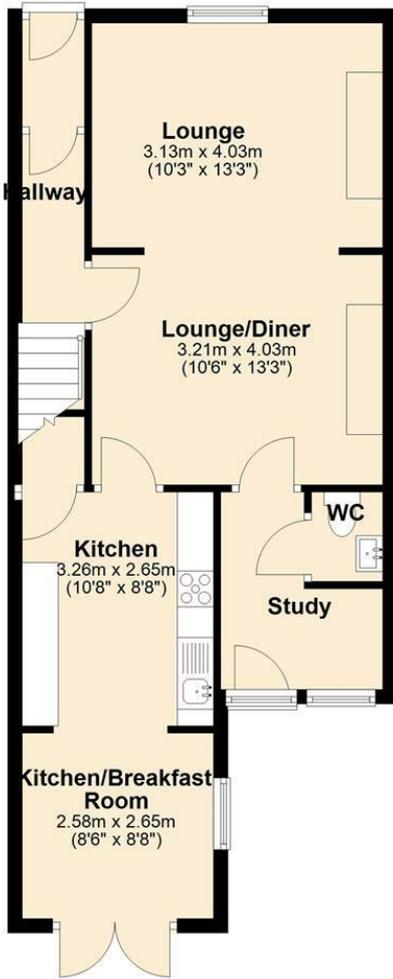


Garage

Double garage which has rear lane access. Electricity supply.

Ground Floor

Approx. 57.3 sq. metres (616.4 sq. feet)

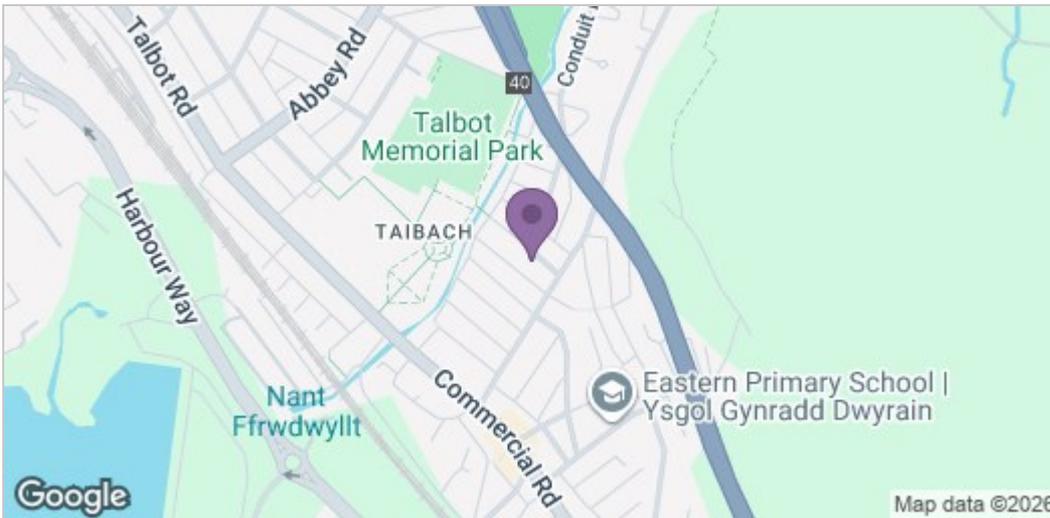


First Floor

Approx. 43.7 sq. metres (470.9 sq. feet)



Total area: approx. 101.0 sq. metres (1087.3 sq. feet)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D	66		
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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