



14 St Albans Terrace, Port Talbot, SA13 1LW Offers Over £210,000

SIMPLY STUNNING!!...Pennaf Premier are pleased to offer for sale this three bedroom immaculately presented semi detached property within the popular Taibach area of Port Talbot. The whole property has been renovated back to brick 2019 with new wiring and plumbing, fully insulated walls and ceilings throughout, side and rear extension. New roof 2024. Newly fitted windows. This immaculate semi-detached house offers a perfect blend of modern living and comfort. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. There is a spacious open-plan kitchen, living, dining area, creating an inviting atmosphere for both entertaining and everyday living. The design maximises natural light, making the space feel warm and welcoming. In addition to the open-plan area, the house boasts two separate reception rooms, providing versatility for relaxation or social gatherings.

The property features two bathrooms, ensuring convenience for all residents and guests. Each room has been thoughtfully designed to offer both style and functionality, making this home a delightful retreat.

With its prime location in Port Talbot, residents will enjoy easy access to local amenities, schools, and transport links, making it an excellent choice for those looking to settle in a vibrant community.

To book an appointment to view please call the Pennaf Premier sales team on 01639 760033.

GROUND FLOOR

Entrance Hallway

Enter via composite front door into hallway. Solid oak flooring, emulsion walls, inset spot lighting, alarm system, doors to other rooms, stairs to first floor, under stair storage area.



Cloakroom

6'10" x 4'0" (2.09 x 1.228)

Solid oak flooring, emulsion walls, wall mounted W.C., counter top wash hand basin with mixer tap and vanity unit below, tiled splash back, radiator, front facing Upvc double glazed window with obscure glass and roller blind, LED light up wall mirror, ceiling velux window.



Lounge

13'7" x 9'11" (4.151 x 3.042)

Continuation of oak flooring, emulsion walls, front facing Upvc double glazed bay window with venetian blinds, feature fireplace with electric fire, radiator, inset spot lighting.



Kitchen, Dining and Living space

21'7" x 16'7" (6.584 x 5.066)

Superb bespoke kitchen/diner with lounge area, multi-functional space. Double oak doors leading to the sitting room. Newly fitted high gloss kitchen and island area with Quartz work tops in white and grey with contrasting copper trims.

Built in appliances comprising of Wren fridge freezer, "Smeg" double electric ovens, built in "Smeg" microwave, built in "Teka" coffee machine, integrated pull out pantry.

Quartz top Island is 2.4m x 1.2m - pop up sockets, self close handle less drawers - assortment of pan, cutlery and storage cupboards.

Base units with Quartz work tops - induction hob with overhead extraction, inset stainless steel double sink with a waste disposal unit and instant boiling water tap, integrated "Bosch" dishwasher, tiled splash backs, emulsion walls, continuation of oak flooring, front and side facing Upvc double glazed windows with roller blinds, inset spot lighting with overhead lamp lighting to the kitchen Island, door leading to utility room.

Living room - feature fire place with free standing electric fire.



Utility Room

Continuation of oak flooring, emulsion walls, rear facing Upvc double glazed windows, ceiling velux window, plumbing for automatic washing machine, which will be included in the sale, tumble dryer, counter work top, base unit, door to boiler room and storage area, Viessmann combi boiler, consumer unit.



Rear Sitting Room

11'6" x 13'8" (3.516 x 4.191)

Newly plaster painted walls and ceiling, carpet to the floor, central light and spot lights. Window to the rear and door to the side of the sitting room leading to the garden.

Master Bedroom

18'0" longest x 10'8" widest (5.511 longest x 3.263 widest)

Carpet, emulsion walls, radiator, inset spot lighting, two rear facing Upvc double glazed windows with Venetian blinds, wardrobes to remain.



Bedroom Two

14'7" x 9'4" widest point (4.467 x 2.865 widest point)

Carpet, emulsion walls, radiator, inset spot lighting, front facing Upvc double glazed window with Venetian blinds, wardrobes to remain.



First Floor

Stairs and Landing

Oak and glass balustrade, carpet to the stairs and landing, emulsion walls, central light.

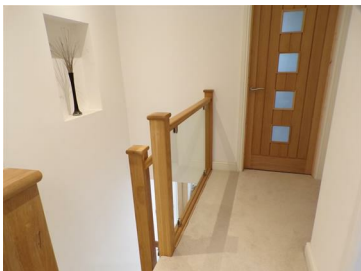
Attic access - fully strengthened and boarded, carpet, pull down ladder, Velux window, power.



Bedroom Three

7'8" x 10'0" (2.350 x 3.063)

Carpet, emulsion walls, radiator, inset spot lighting, front facing Upvc double glazed window with Venetian blinds.



Family Bathroom

12'7" longest point x 5'11" widest point (3.856 longest point x 1.821 widest point)

Four piece bathroom suite comprising of panelled bath with Mira digital bath filler, counter top wash hand basin with vanity unit below and mixer tap, LED light up wall mirror, shower cubicle with Mira digital shower with rain shower head, oak flooring, emulsion walls, radiator, rear facing Upvc double glazed window with obscure glass and roller blind.



Nest heating controls, modern up and down separately controlled.

Built in Bluetooth speakers in the kitchen and living room.

Fully renovated back to brick 2019, fully insulated walls and ceilings throughout.

Double rear extension

Single side extension

Single rear extension

Full new roof mid 2024

Included to stay, fitted blinds throughout, fitted wardrobes, tv brackets.

External

Front Garden

Enclosed frontage with walls to front and sides, block paviour, mature shrub border.

Rear Garden

Low maintenance rear garden, laid to concrete, rear lane access via newly fitted wooden gate.



Other information

Fully smart wired lighting throughout

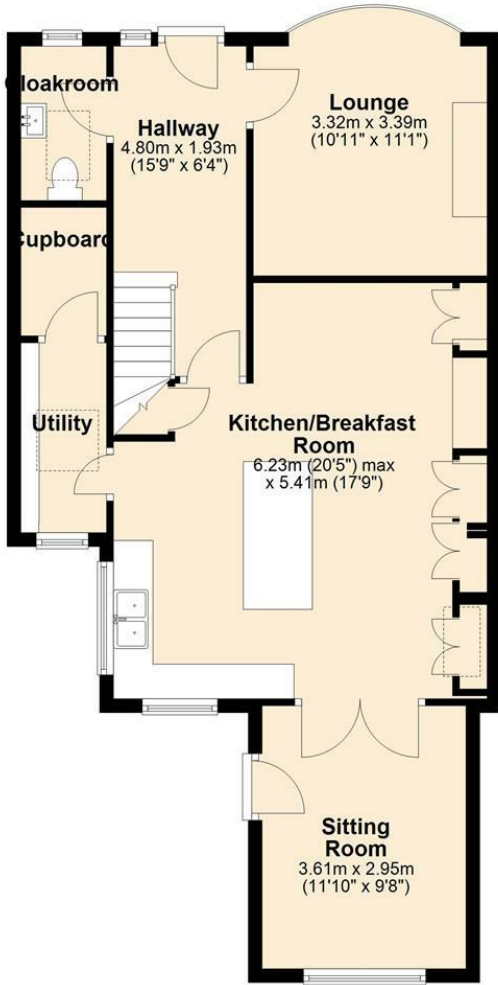
Fully hard wired internet network to each room

Cctv hard wired (cameras front and back by guttering)

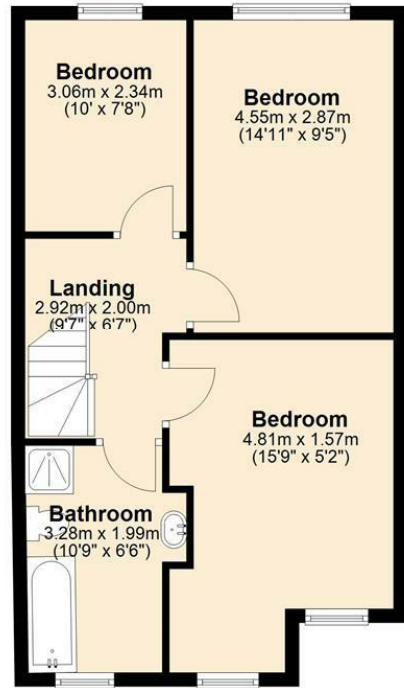
Outside power front and rear

Nest smoke alarms with walk lighting throughout

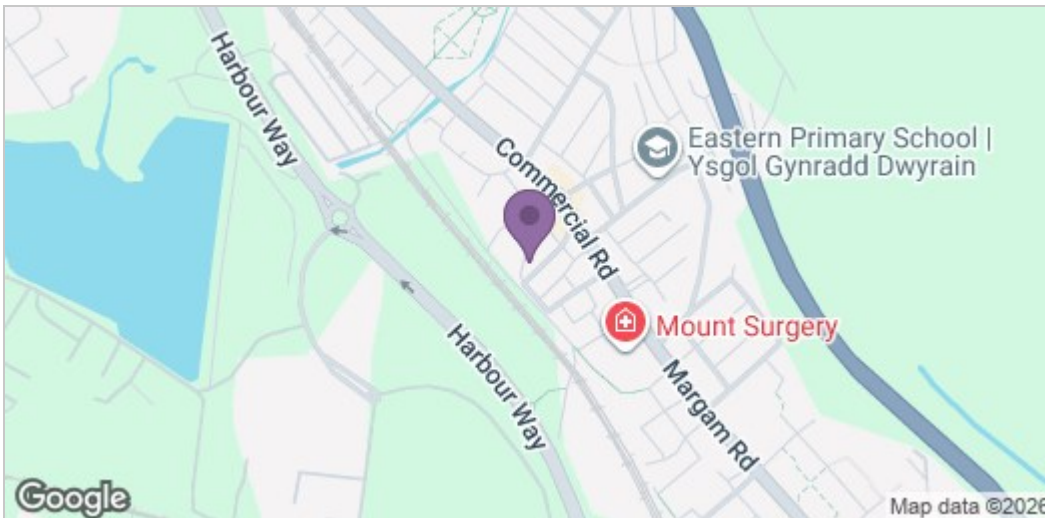
Ground Floor
Approx. 71.0 sq. metres (764.5 sq. feet)



First Floor
Approx. 48.9 sq. metres (525.9 sq. feet)



Total area: approx. 119.9 sq. metres (1290.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	75	84
England & Wales		EU Directive 2002/91/EC

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