

## **17 St. Albans Terrace, Port Talbot, SA13 1LW Offers In The Region Of £190,000**

**NO ON GOING CHAIN** -Welcome to this beautifully refurbished property located on St. Albans Terrace in the charming town of Port Talbot. This delightful property boasts three spacious bedrooms, making it an ideal home for families or those seeking extra space. The house features a well-appointed reception room, perfect for entertaining guests or enjoying quiet evenings in.

With two modern bathrooms, including a convenient first-floor bathroom, this home offers both comfort and practicality. The addition of a cloaks and utility room enhances the functionality of the space, ensuring that everyday living is both easy and efficient.

This property has been fully refurbished, presenting a fresh and contemporary aesthetic throughout. Its prime location in Port Talbot offers a blend of community spirit and accessibility, making it a wonderful place to call home.

The property boasts a detached double garage with electricity and sockets which could be utilised to an ideal workshop, gym or office space.

Do not miss the opportunity to view this exceptional property.

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

## GROUND FLOOR



### Entrance Hallway

Entrance through composite front door into hallway. Emulsion painted walls and ceiling central light with feature wood panels to one wall. Radiator, vinyl flooring. Under stair storage.



### Kitchen

17'3" x 8'7" (5.278 x 2.627)

Upvc double glazed windows to rear and side with upvc double glazed french doors to rear. Emulsion painted walls and ceiling with spot lighting. Tiled in between units. Range of wall and base units with quartz worksurface. Integrated induction hob, extractor fan, electric oven. Composite sink with shower head mixer tap. Radiator, LVT plank flooring.



### Living Room

22'11" x 10'11" (widest point into bay window) (7.01m x 3.35m (widest point into bay window))

Upvc double glazed bay window to front, vertical blinds. Emulsion painted walls and ceiling, spotlights, wall lights, with feature wood panels, carpet.



### Utility Room\Cloakroom

6'8" x 6'5" (2.043 x 1.962)

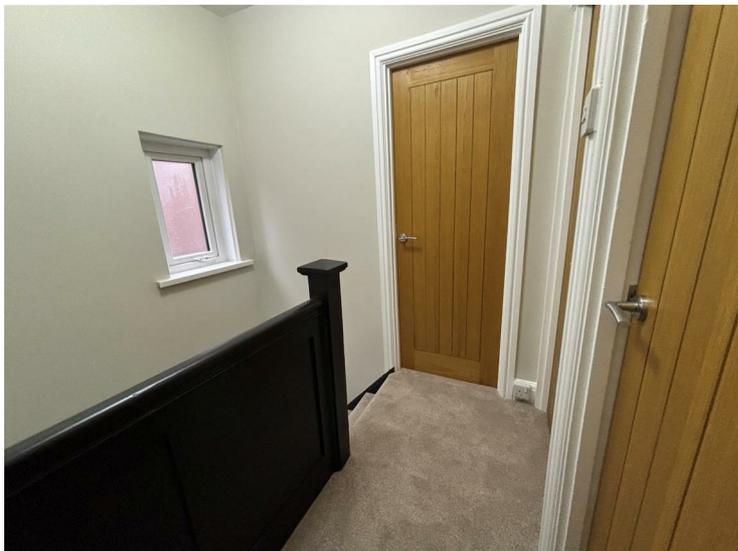
Emulsion painted walls and ceiling, spot lights. Sink with mixer taps, low level w.c, chrome ladder radiator, LVT plank flooring. Wall cupboard, wall mounted combination boiler.



## FIRST FLOOR

### Stairs and Landing

Upvc window to side. Emulsion painted walls and ceiling, painted wooden banister, carpet to stairs and landing. Access to loft part boarded.



### Bedroom One

12'0" x 10'4" (3.676 x 3.157)

Upvc double glazed window to front. Emulsion painted walls and ceiling, central light, carpet. Wall mounted t.v bracket.



### Bedroom Two

11'9" x 10'9" (3.592 x 3.282)

Upvc double glazed window to rear. Emulsion painted walls and ceiling, central light, carpet. Wall mounted t.v bracket.



### Bedroom Three

Upvc double glazed window to front. Emulsion painted walls and ceiling, central light, carpet. Wall mounted t.v bracket.



## Bathroom

Upvc double glazed window to rear. Fully panelled walls. Freestanding oval bath, vanity wash handbasin, low level w.c., Shower enclosure, glass doors, rainwater double shower, chrome ladder radiator, LVT plank flooring.



## EXTERNAL

### Front Garden

Enclosed front garden, small wall and wrought iron gate with pathway leading to front door and rear access, wrought iron gate leading to rear garden.

### Rear Garden

Pathway from front to rear through wrought iron gate. Enclosed with brick walls and slabbed tiered garden. Steps and pathway leading to the garage and rear lane. Access to small shed to side of garage.



## Double Garage

Side personnel door into double garage. Up and over electric garage door. Brick built and rendered, tiled roof. Upvc double glazed window to rear. Electricity supply and several sockets. Storage area to the eaves of the roof, part boarded.



## Shed

Steps and pathway leading to brick built storage shed by the side of garage.

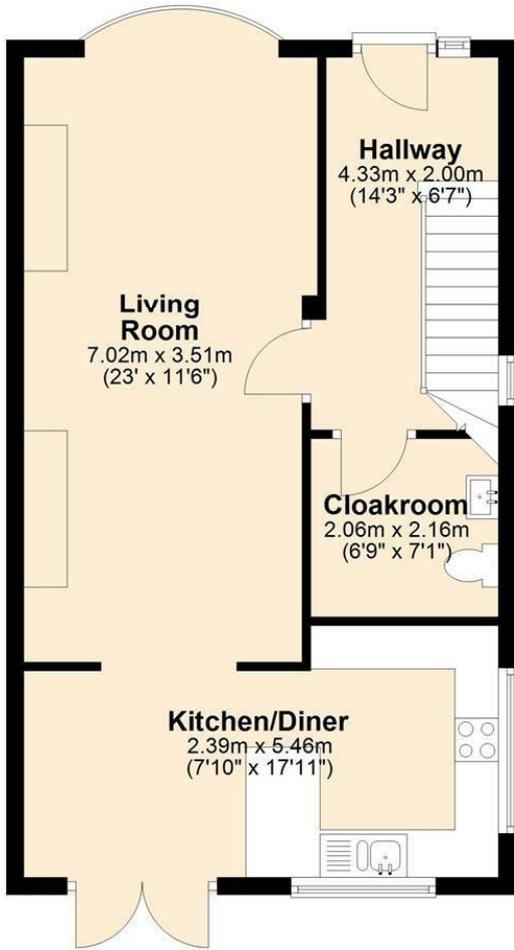


## Other information

New boiler and radiators 2022,  
New rubber flat roof 2022  
New doors & windows 2023  
Fully professionally decorated  
New carpets to living room, stairs & landing  
Fitted blinds, tv brackets to stay  
Fully rewired 2006, in 2026 new circuits, all wiring and consumer units up to current regulations in house and garage

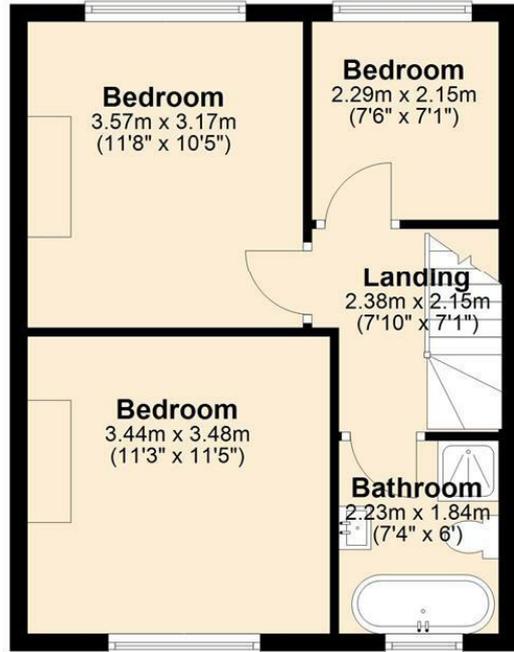
### Ground Floor

Approx. 50.3 sq. metres (541.7 sq. feet)



### First Floor

Approx. 38.5 sq. metres (414.4 sq. feet)



Total area: approx. 88.8 sq. metres (956.1 sq. feet)



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

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