



## 11 Rees Street, Port Talbot, SA12 6HB

**£149,950**

Please note this property will become FREEHOLD on completion of the sale.

Pennaf Premier are pleased to offer for sale this well presented property on Rees Street in Port Talbot.

This delightful end-terraced house offers a perfect blend of comfort and practicality. With three bedrooms, this home is ideal for families or those seeking extra space.

The property boasts an inviting reception room, perfect for relaxing or entertaining guests.

The ground floor is complemented by a convenient utility area and a modern shower room, ensuring that daily routines are both efficient and comfortable. Additionally, the first-floor bathroom provides further convenience for family living. The versatile attic room has potential to serve as an additional bedroom, a home office, or a playroom, catering to your individual needs.

The property benefits from side and rear access, enhancing the outdoor space and offering potential for gardening or leisure activities. Close to the popular Aberavon beach front, local amenities and links to the M4, this end-terraced house is not only a practical choice but also a welcoming home that invites you to create lasting memories. With its thoughtful layout and desirable location, this property is a wonderful opportunity for those looking to settle in Port Talbot.

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

## GROUND FLOOR

### Entrance Hallway

Entrance via Upvc front door into hallway. Emulsion painted walls and ceiling, central light, radiator, laminate flooring. Under stair cupboard. Stairs to first floor, gas meter is located in the hallway.



### Shower/Utility Room

8'9" x 7'1" (2.671 x 2.175)

Upvc double glazed window to rear. Fully tiled walls. Space and plumbing for washing machine and tumble dryer. Double shower cubicle with electric shower. Low level w.c, with vanity wash hand basin with storage cupboards. Chrome radiator. laminate flooring.



### Reception Room

22'6" x 10'11" (6.859 x 3.342)

Upvc double glazed window with wooden venetian blinds to front. Emulsion painted walls and ceiling, coving, two central light, feature fireplace housing electric fire. Radiator, laminate flooring.



## FIRST FLOOR

### Stairs and Landing

Carpet to stairs and landing, emulsion painted walls and ceiling, central light, wooden banister, loft access to attic room.



### Kitchen

17'8" x 9'4" at widest point (5.400 x 2.863 at widest point)

Upvc double glazed window and door to rear. Emulsion painted walls and ceiling, part tiled walls, smart spotlights. Range of wall and base units, solid oak work surface. Eye level oven, grill and microwave, gas hob, extractor fan. Belfast porcelain sink with copper sprinkle tap. Integrated dish washer, space for large fridge/freezer, laminate flooring.

### Bedroom One

11'1" x 10'9" (3.381 x 3.277)

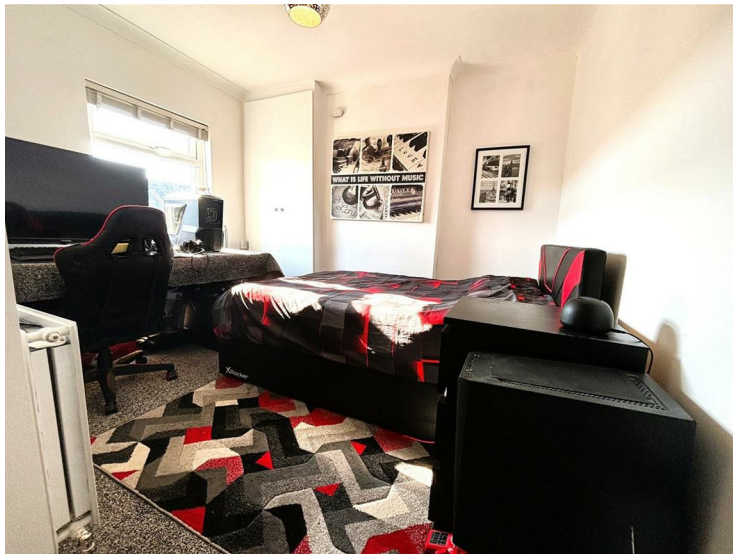
Upvc double glazed window to front with wooden Venetian blind. Emulsion painted walls and ceiling, central light. Storage cupboards over bed. Radiator, carpet.



### Bedroom Two

11'1" x 10'6" (3.397 x 3.215)

Upvc double glazed window to rear. Emulsion painted walls and ceiling, central light. Built in storage cupboard, cupboard housing combination boiler. radiator, carpet.



### Family Bathroom

8'0" x 6'1" (2.450 x 1.865)

Upvc double glazed window to rear. Respatex panelling to wall over bath with the rest emulsion painted, central light. Corner bath with double rainwater shower over, low level w.c, wash hand basin, chrome towel radiator, laminate flooring.



### Attic Room

Access to attic room with pull down ladder. Two rear facing Velux windows, emulsion painted walls, electricity supply, boarded.

### Bedroom Three

7'6" x 6'6" (2.298 x 1.990)

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



### Other Information

The vendor is in the process of buying the Freehold and will be finalised on completion.

### EXTERNAL

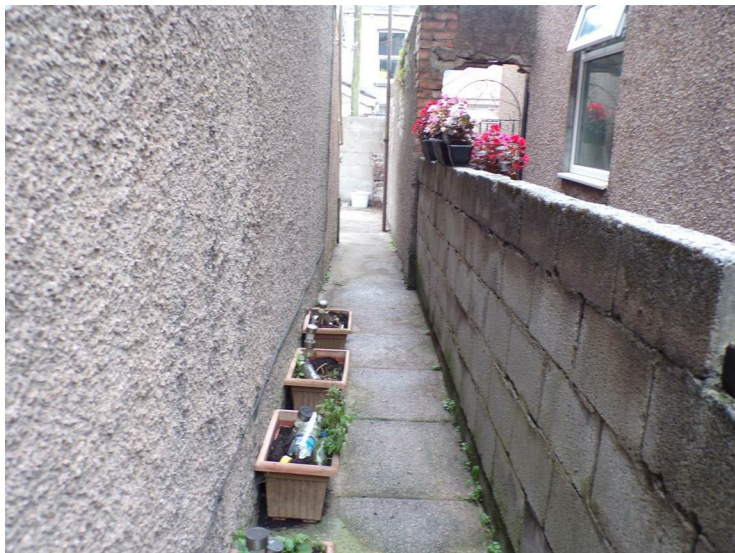
#### Rear Garden

Concrete paviour courtyard with wrought iron rear gate access to rear lane and side gate access from front to rear garden.



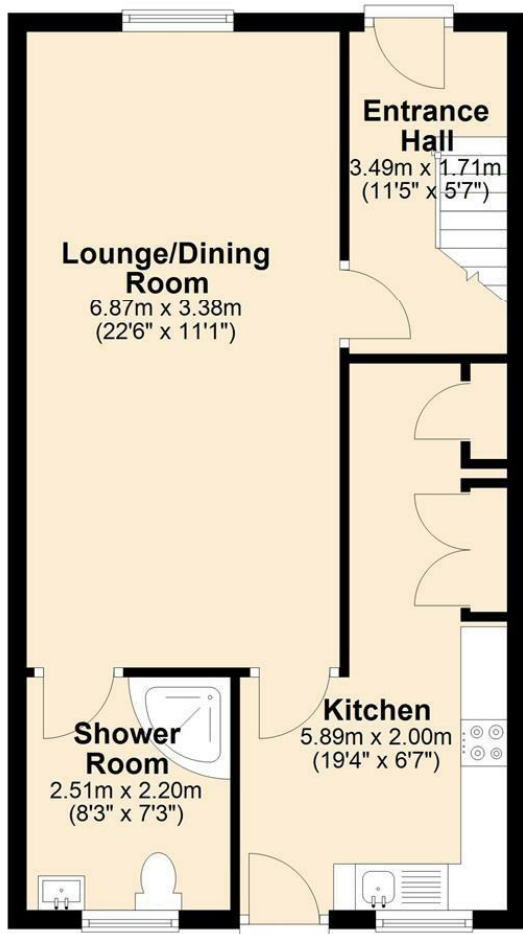
#### Side Access

Gate from front of property to rear garden.



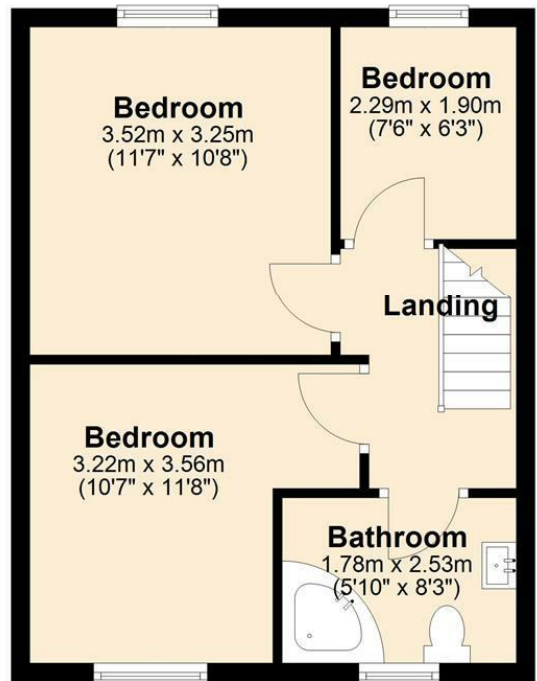
### Ground Floor

Approx. 49.2 sq. metres (529.4 sq. feet)

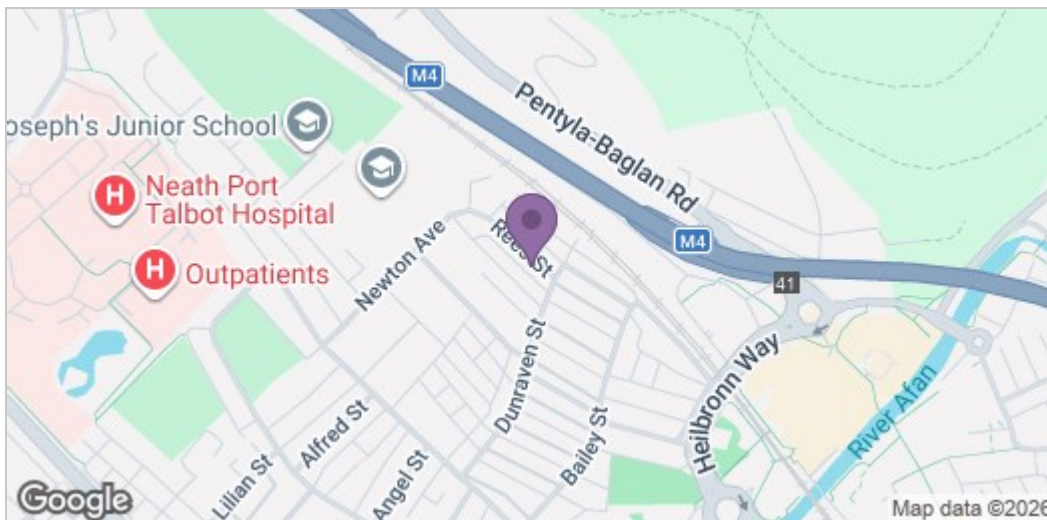


### First Floor

Approx. 36.0 sq. metres (387.1 sq. feet)



Total area: approx. 85.1 sq. metres (916.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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