



19 Ford Road, Port Talbot, SA13 1YT

£135,000

NO FORWARDING CHAIN, IDEAL FIRST TIME BUY OR INVESTMENT.....

Nestled on Ford Road in the charming village of Velindre, this delightful mid-terrace house presents an excellent opportunity for both first-time buyers and families seeking a comfortable home. The property boasts three bedrooms, providing ample space for relaxation and rest.

Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The layout of the ground floor is both practical and welcoming, allowing for a seamless flow between the living spaces. The property features a convenient downstairs bathroom, adding to the overall functionality of the home.

The location in Velindre offers a peaceful setting, close to cycling and walking routes, while still being within reach of local amenities and transport links.

To arrange a viewing, please contact the office on 01639 760 033.

GROUND FLOOR

Entrance Hallway

Upvc front door into hallway, artex painted walls and ceiling, radiator, carpeted flooring, stairs leading to the first floor, central light.

Reception Room

11'6" x 10'0" (3.517 x 3.060)

Plaster painted walls, artex ceiling, carpeted flooring, radiator, power points, upvc window to the front, two storage cupboards housing gas and electric meters, central light fitting.



Living Room

11'10" x 11'6" (3.623 x 3.510)

Plaster painted walls, carpeted flooring, radiator, power points, upvc window to the rear, under stairs storage cupboard, feature fireplace with electric fire, central light fitting.



Kitchen

8'2" x 9'0" (2.502 x 2.752)

Entrance from living room, artex emulsion walls, vinyl flooring, tiled splashback, a range of wall and base unit's, granite work surface, integrated electric oven and gas hob, extractor hood, one and a half stainless steel sink, stainless steel taps, space and plumbing for washing machine, upvc window to side, radiator, combination boiler, central light fitting.



Inner Hallway

Continuation of vinyl flooring, part artex emulsion walls to top half, part tiled walls to lower half, upvc door to rear garden.

Bathroom

10'9" x 7'10" (3.280 x 2.391)

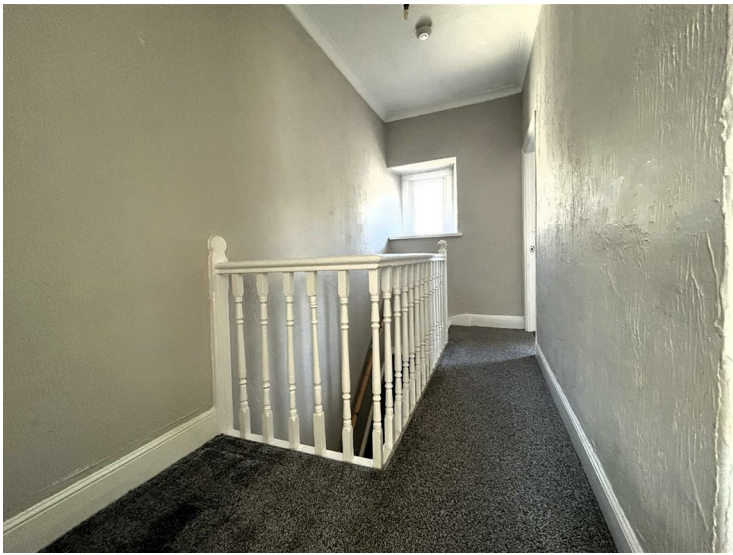
Continuation of vinyl flooring, plaster painted walls, part respertex wall, storage cupboard, two frosted upvc windows to rear, one window housing extractor fan, low level W.C., wash hand basin, taps, standard size bath, taps, electric shower over bath, central light fitting.



FIRST FLOOR

Stairs & Landing

Carpet flooring to stairs and landing, artex painted walls, handrail to side, bannister, attic access, upvc window to rear, central light fitting.



Bedroom One

9'5" x 9'10" (2.893 x 3.012)

Continuation of carpeted flooring, painted paper walls, power points, upvc window to rear, radiator, central light fitting.



OUTSIDE

Rear Garden

Large enclosed rear garden with patio area, and gated access to the rear lane.



Bedroom Two

8'10" x 11'2" (2.706 x 3.419)

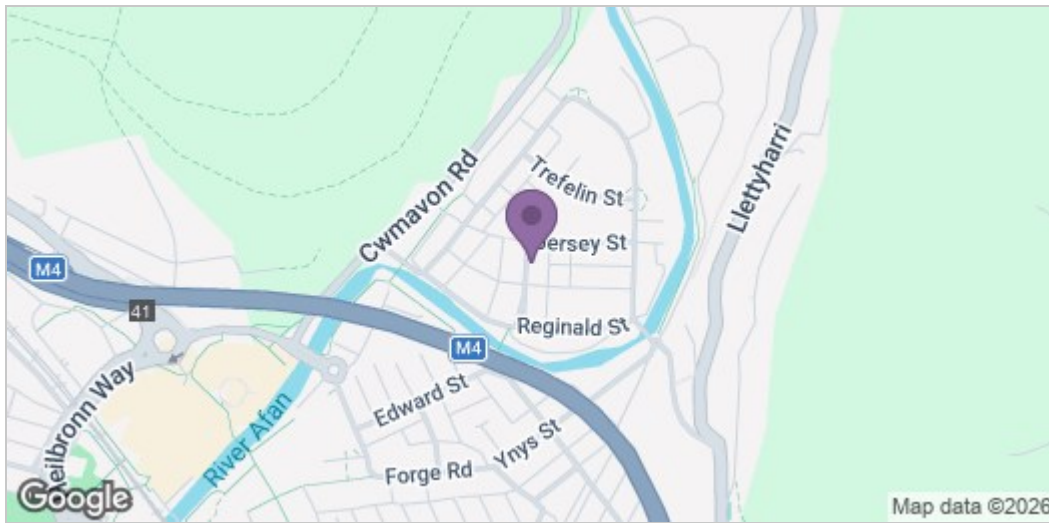
Continuation of carpeted flooring, plaster painted walls, radiator, power points, radiator, upvc window to front, central light fitting.



Bedroom Three

8'6" x 5'10" (2.594 x 1.799)

Continuation of carpeted flooring, painted papered walls, radiator, power points, upvc window to front, central light fitting.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		64	
(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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