



## **23 Thomas Street, Port Talbot, SA12 6LT**

### **Offers In The Region Of £160,000**

Pennaf Premier are pleased to offer for sale this beautifully presented three-bedroom terraced house which offers a delightful blend of comfort and convenience. As you step inside, you will find two spacious reception rooms that provide ample space for relaxation and entertaining. The well-appointed kitchen leads to a inner hallway with storage cupboard and plumbing for a washing machine. The rear garden offers a tranquil outdoor space for enjoying sunny days and also a outdoor seating and decking area covered over with a pergola for the cozy evenings outside.

With a large garage and rear access to accommodate two cars, perfect for additional storage or as a workshop.

The property features three inviting bedrooms, making it an ideal home for families or those seeking extra space. The bathroom is well-maintained, ensuring a pleasant experience for all residents.

Location is key, and this property will not disappoint as it is situated just a short distance from Aberavon Beach, where you can enjoy scenic walks along the coast, as well as Port Talbot town centre, which offers a variety of shops, cafes, and amenities.

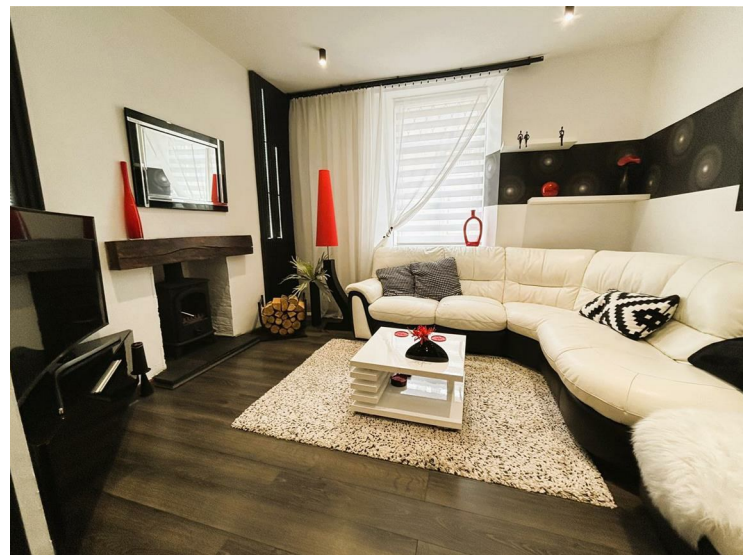
This terraced house is a wonderful opportunity for anyone looking to settle in a friendly community with easy access to both natural beauty and urban conveniences. Don't miss the chance to make this charming property your new home.

To book a viewing please call the Pennaf Premier sales team on 01639 760033.

## GROUND FLOOR

### Entrance Hallway

Entrance through composite front door with ring doorbell into entrance hallway. Emulsion painted walls and ceiling, central light, radiator, laminate flooring. Stairs leading to first floor, entrance into dining room.



### Kitchen

11'4" x 9'3" (3.477 x 2.838)

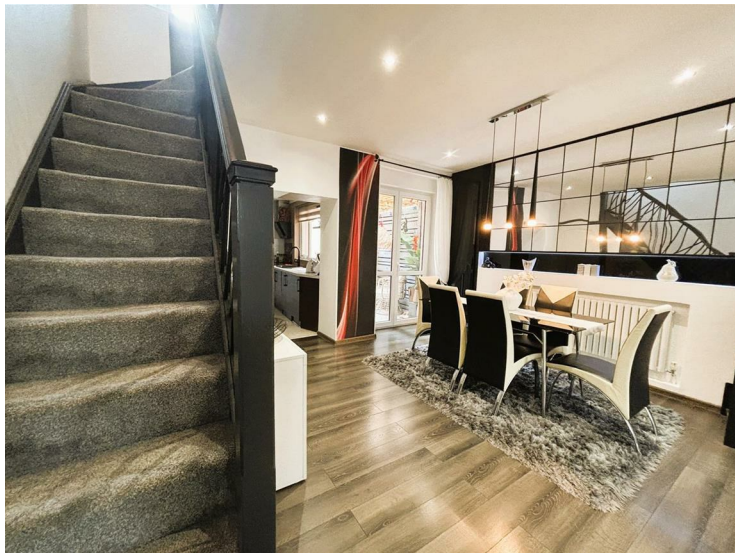
Upvc double glazed window overlooking outside sitting area. Emulsion painted ceiling with down lights. Range of wall and base units, tiled in between, composite sink with mixer taps, electric hob and hood, electric eye level double oven, fridge freezer, dishwasher, laminate click flooring.



### Dining Room

14'4" x 11'6" (4.375 x 3.529)

Upvc double glazed french doors to outside sitting area. Emulsion painted walls and ceiling, central light over dining area. Feature mirror wall and acoustic wall panelled cupboard housing combination boiler, radiator, vinyl flooring. Under stair storage cupboard.



### Inner Hallway

6'7" x 2'8" (2.031 x 0.820)

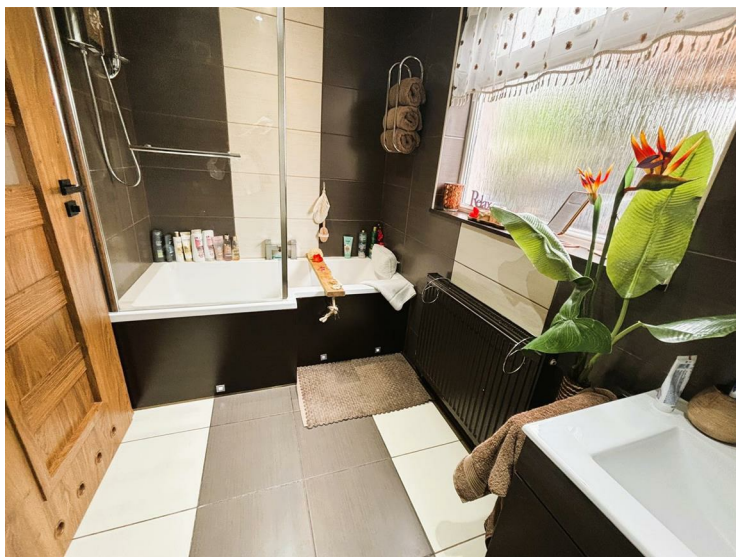
Upvc double glazed door to rear garden. Emulsion painted walls and ceiling, central light, laminate click flooring. Cupboard with plumbing and space for washing machine.



## Bathroom

9'0" x 5'4" (2.754 x 1.642)

Upvc double glazed window to rear. Fully tiled walls with downlights to ceiling, L shaped bath, rainwater shower and glass screen, back to wall cistern toilet, vanity unit with wash hand basin, radiator, ceramic floor tiles.

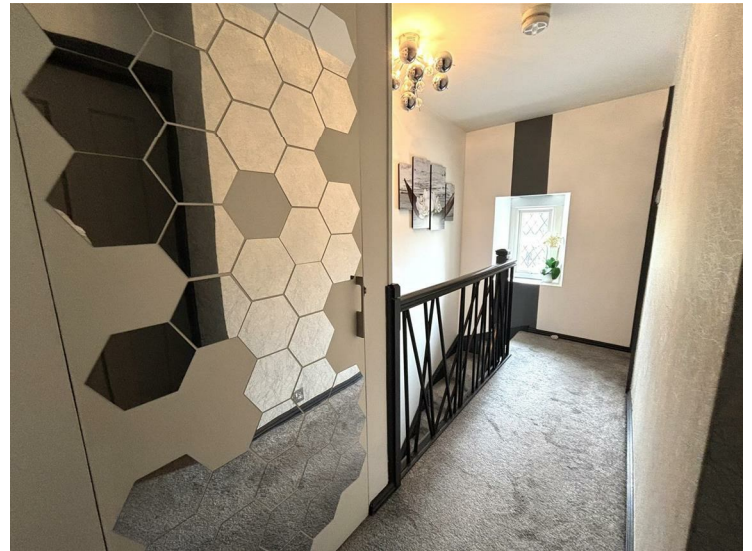


## FIRST FLOOR

### Stairs and Landing

Upvc double glazed window at top of stairs. Carpet to stairs

and landing. Wrought iron and wooden banister, access to loft, large storage cupboard.



### Bedroom One

12'3" x 7'11" (3.734 x 2.418)

Upvc double glazed window to front. Emulsion painted walls and ceiling, central light, radiator, laminate flooring, wall mounted television.



### Bedroom Two

10'2" x 9'1" (3.112 x 2.783)

Upvc double glazed window to rear. Feature wallpaper to one wall, emulsion painted walls and ceiling, central light, radiator, laminate flooring, wall mounted television.



### Bedroom Three

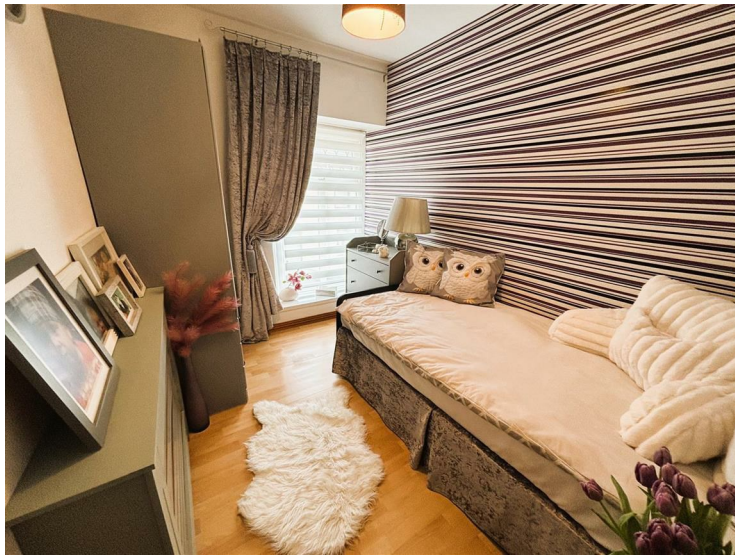
10'0" x 6'9" (3.073 x 2.072)

Upvc double glazed window to front. Wallpaper to one wall, emulsion painted walls and ceiling, central light, radiator, laminate flooring.



### Rear Garden

Fully enclosed rear garden with fencing. Patio with composite decking, covered over with wooden pergola. Slabbed path from rear door to garage at end of garden, grassed area. Fenced off area to store garden items and bins. Personnel door into garage.

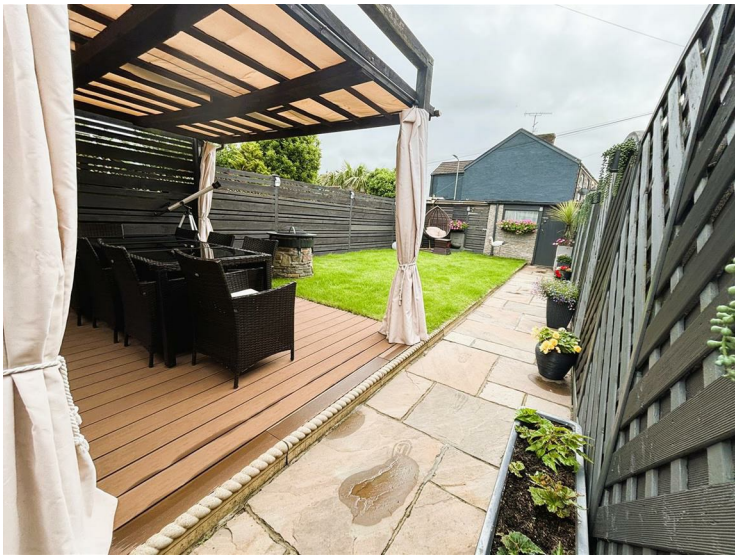


### EXTERNAL

#### Outside sitting Area

9'2" x 5'10" (2.796 x 1.788)

Polycarbonate roof over the sitting area, wood panelled wall, wood decking.



#### Garage

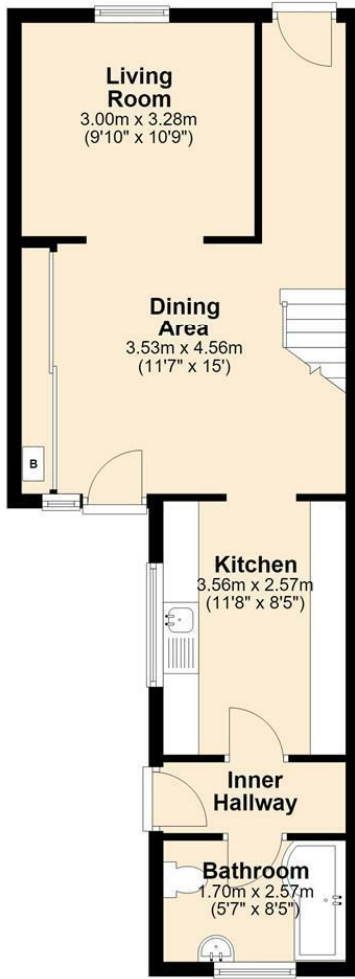
18'10" x 15'10" (5.763 x 4.828)

Large concrete built garage with flat roof, electric strip lights and sockets, electric up and over garage door.



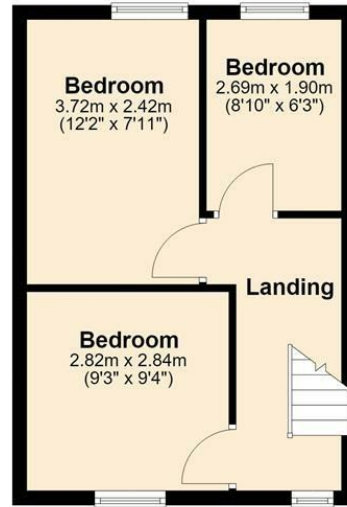
### Ground Floor

Approx. 47.0 sq. metres (505.5 sq. feet)

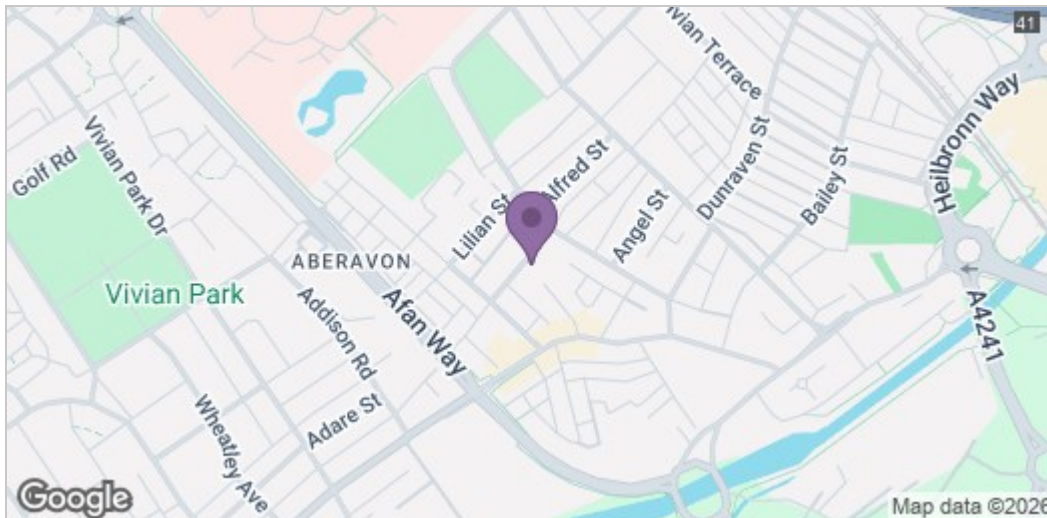


### First Floor

Approx. 29.4 sq. metres (316.1 sq. feet)



Total area: approx. 76.3 sq. metres (821.6 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 |         |           |
|                                             | 63      | 78        |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |

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