



58 Albion Road, Port Talbot, SA12 8DB

Offers In The Region Of £184,950

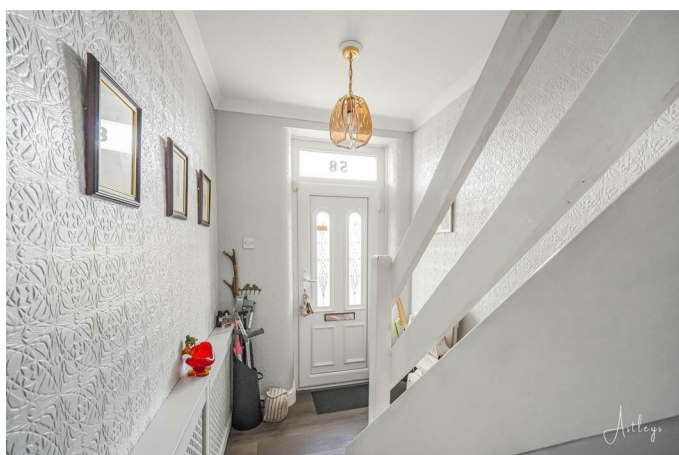
Nestled in a quiet residential area, this well-maintained two-bedroom semi-detached originally build as a three bedroom the property offers a perfect blend of comfort, practicality, and modern living. Whether you're a first-time buyer, downsizer, or investor, this home provides versatile accommodation ideal for a range of lifestyles. Two generously sized bedrooms, both offering ample natural light and space for free-standing furniture or built-in storage. Two shower rooms – one conveniently located on the ground floor, ideal for guests or day-to-day use, and a second upstairs for added convenience and privacy. Modern fitted kitchen with good counter space and room for appliances, making it a functional and pleasant area for cooking and dining. Off-road parking to the front of the property, providing secure and easy access without the hassle of street parking. Bright and welcoming living space designed for relaxation and entertaining, with a layout that flows easily between rooms. Private rear garden, ideal for outdoor dining.

Main Dwelling



Enter via PVC door into:

Hallway 5'55 x 10'10 (1.52m x 3.30m)



With stairs to first floor, radiator and understairs storage.

Lounge/diner 22'15 x 15'48 narrowing to 9'65 (6.71m x 4.57m narrowing to 2.74m)



Spacious open plan/lounge diner with two double glazed windows, media wall, coved ceiling and laminate flooring.





Dining area



Kitchen 13'62 x 9'92 (3.96m x 2.74m)



Fitted with base and wall units in white high gloss

with coordinating work surfaces to include; integrated fridge/freezer and dishwasher, tiled flooring, part tiled walls, stainless steel sink and drainer, electric hob and oven with extractor over, radiator and double glazed window to rear.



Downstairs shower room 9'87 x 5'88 (2.74m x 1.52m)



Fitted with three piece in white to comprise of walk in shower, low level wc, sink on vanity unit, tiled flooring, upright radiator and double glazed window to side.

Landing

With storage cupboard housing combination boiler.

Bedroom one 13'66 x 8'68 (3.96m x 2.44m)



Double bedroom with built in wardrobes, radiator and two double glazed windows to rear.

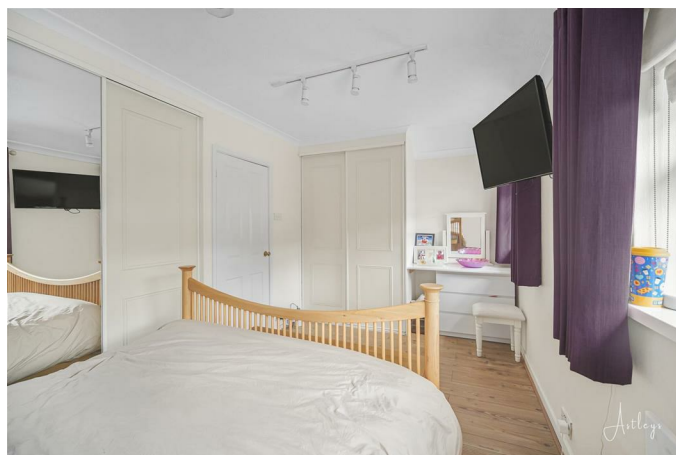


Bedroom two 9'70 into wardrobes 10'16 (2.74m into wardrobes 3.05m)

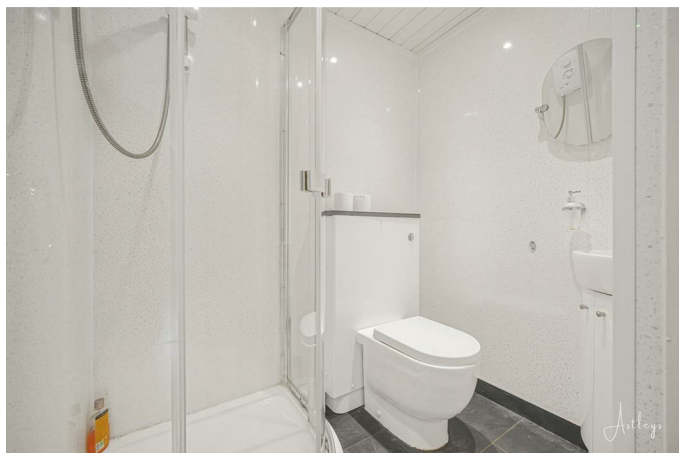


Double bedroom with built in wardrobes, radiator and double glazed window to front.

Bedroom two



Ensuite 5'69 x 4'14 (1.52m x 1.22m)



Fitted with three piece suite in white with respetex walls, corner shower, corner sink unit, low level wc, and tiled flooring.

Outside



The property boasts a great size rear garden that offers both functionality and charm. At the far end, a storage shed provides ample space for gardening tools, outdoor equipment, or seasonal storage. The garden is thoughtfully tiered with decking areas, perfect for outdoor entertaining or alfresco dining, each level enhanced with stylish balustrading that adds a touch of elegance, ideal for relaxing, social gatherings, or enjoying peaceful garden views. The garden also benefits from secure side access, allowing easy entry without passing through the main living spaces—ideal for bikes, bins, or garden deliveries."



Drone



Agents notes

Neath Port Talbot Council Tax Band: B

Annual Price: £1,898

Agents notes

Conservation Area : No

Flood Risk:

River : Very low

Seas : Very low

Plot size:

0.07 acres

Mobile coverage:

EE

Vodafone

Three

O2

Broadband:

Basic

15 Mbps

Superfast

65 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability:

BT

Sky

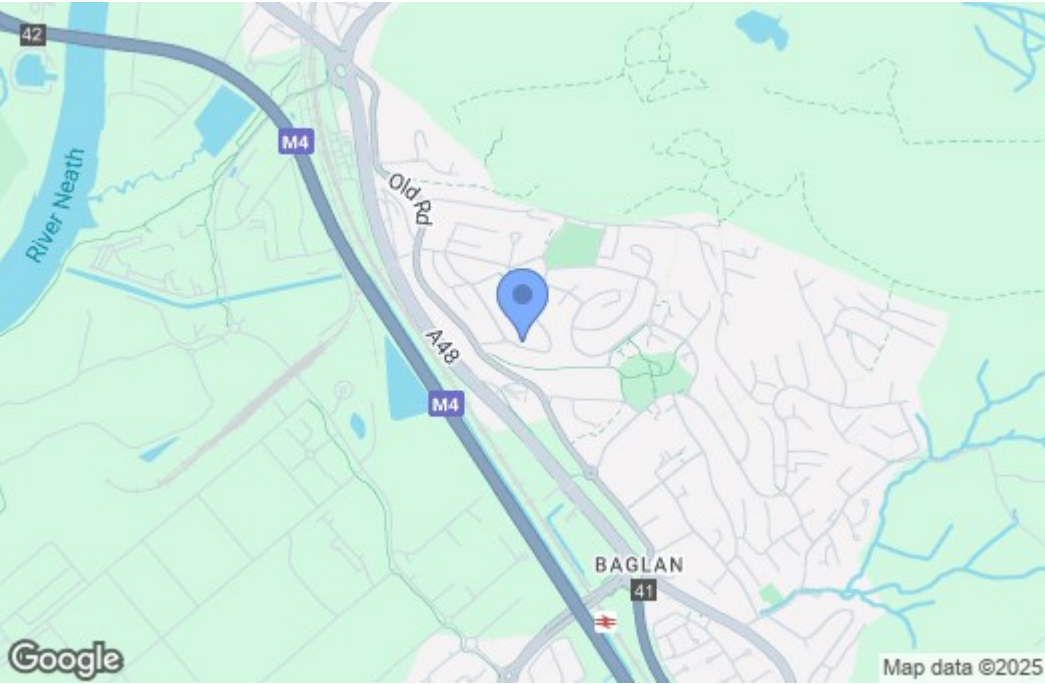
Virgin

Floor Plan

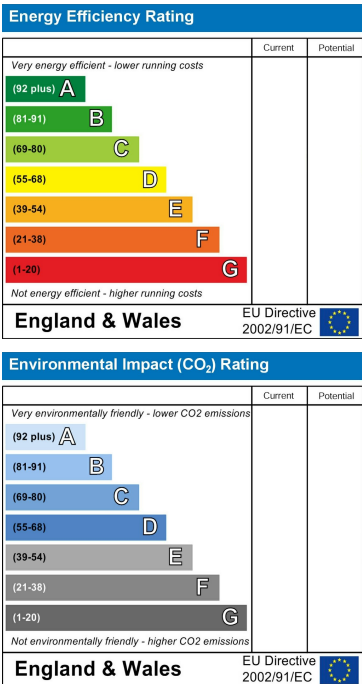


Total area: approx. 87.4 sq. metres (941.3 sq. feet)

Area Map



Energy Efficiency Graph



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