



## 16 Caroline Street, Port Talbot, SA13 3TW

**£85,000**

Nestled in the charming village of Blaengwynfi, Port Talbot, this delightful terraced house at Caroline Street offers a perfect blend of comfort and convenience. With a dual aspect reception room, this property provides ample space for both relaxation and entertaining guests. The house features two double bedrooms, providing a peaceful retreat for rest and relaxation. The shower room is thoughtfully designed, ensuring both functionality and comfort for daily routines.

Set in a friendly community, this home is perfect for those seeking a tranquil lifestyle while still being within reach of local amenities. The property benefits from uPVC double glazing, gas central heating via combination boiler and off road parking to rear. Whether you are a first-time buyer or looking to downsize, this property presents an excellent opportunity to own a charming home in a picturesque location. Do not miss the chance to make this lovely house your new home.

Tenure = Freehold (TBC by a legal representative)

EPC = D

Council Tax band = B

## Ground Floor

### Entrance Porch

Textured ceiling, papered walls, wood effect laminate flooring, door to Reception Room.

### Reception Room 21'3" x 8'2" (6.5 x 2.5)



Textured ceiling, skimmed walls, fitted carpet, two radiators, two Upvc double glazed windows to front and rear, coal effect gas fire set on a marble hearth and mantle over, carpeted stairs to First Floor and door to Kitchen.

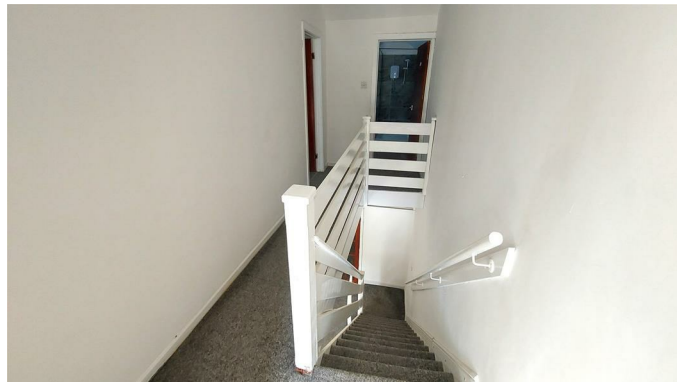
### Kitchen 8'2" x 7'6" (2.5 x 2.3)



Textured ceiling, skimmed walls, wood effect laminate flooring, radiator, range of base and wall mounted units with complementary work surface over, stainless steel sink and drainer, integrated oven, hob and extractor, space and plumbing for automatic washing machine and fridge freezer, Upvc double glazed window and door to side.

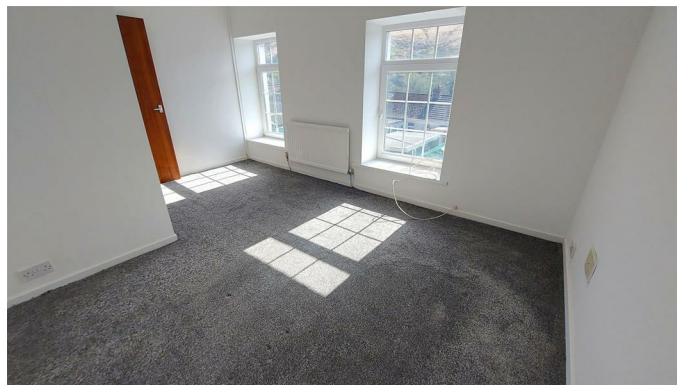
## First Floor

## Landing



Textured ceiling with loft access, skimmed walls, fitted carpet and three doors off.

### Bedroom 1 14'9" x 10'2" (4.5 x 3.1)



Textured ceiling, skimmed walls, fitted carpet, radiator and two Upvc double glazed windows to front.

### Bedroom 2 10'2" x 9'2" (3.1 x 2.8)



Textured ceiling, skimmed walls, fitted carpet, radiator and Upvc double glazed window to rear.



## Family Shower Room 8'2" x 6'2" (2.5 x 1.9)



Textured ceiling, skimmed, tiled and Pvc panelled walls, wood effect vinyl floor, storage cupboard, radiator, Upvc double glazed obscured glass window to side, three piece suite comprising shower cubicle, low level w.c and pedestal wash hand basin.

## OUTSIDE

### Front Garden

Patio garden with steps up to front door bordered by walling and wrought iron fencing.

### Rear Garden

Tiered garden bordered by block walls.

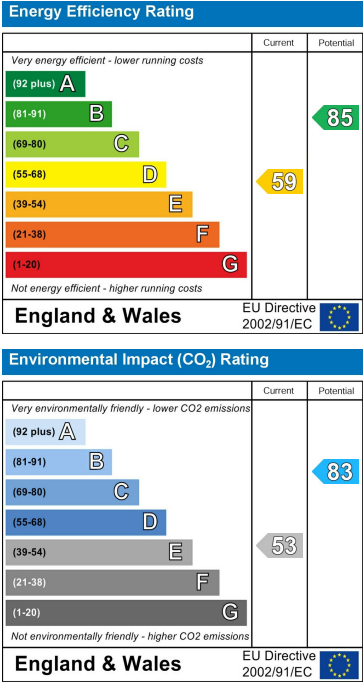
Floor Plan



Area Map



Energy Efficiency Graph



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