



73 Talbot Road, West Glamorgan, SA13 1HU

£139,995

FOUR BEDROOM mid terrace property, ideally located for the M4 Corridor and within walking distance of Port Talbot train station and town centre.

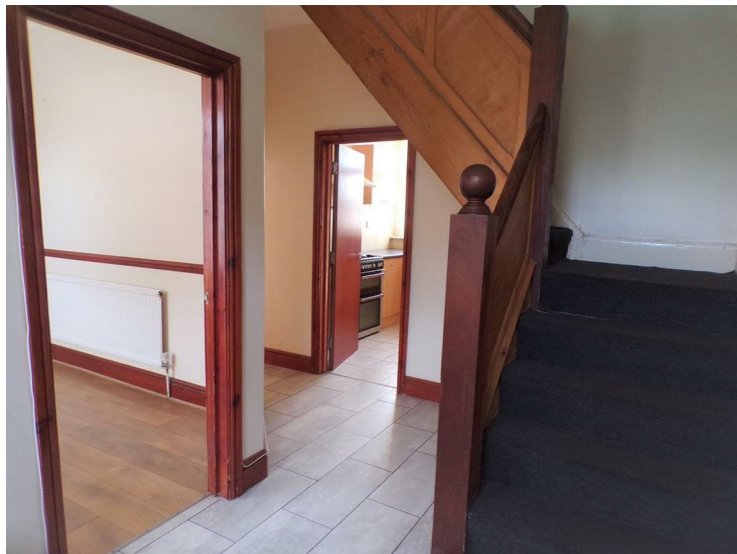
Spacious hallway with two large reception rooms, kitchen and large breakfast/utility room to the ground floor with four bedrooms and family bathroom to the first floor.

Externally there is an enclosed rear garden with rear lane access. To the front there is a low maintenance forecourt with low front and side walls with wrought iron railings with access via wrought iron gate.

No forwarding chain, viewing is highly recommended please contact our office on 01639 760033 to arrange an appointment.

Entrance hallway

Enter via Upvc front door into spacious "L" shaped hallway. Tiled flooring, emulsion walls, front facing Upvc window with obscure glass, radiator, central light, stairs to first floor, under stair cupboard housing gas meter and electric consumer unit, doors leading to other rooms.



Kitchen

12'5" x 9'7" (3.804 x 2.944)

Fitted kitchen comprising of wall and base units in beech effect with contrasting laminate work tops, stand alone gas cooker with overhead extraction, inset one and half bowl stainless steel sink and drainer with mixer tap and tiled splash backs, space for fridge freezer, tiled floor, emulsion walls with coving to ceiling, radiator, rear facing Upvc double glazed window.



Utility Room

13'3" x 6'5" (4.063 x 1.958)

Tiled flooring, emulsion walls, feature wallpaper wall, side facing Upvc door giving access to rear garden, three side facing Upvc double glazed windows,



Reception Room One

10'9" x 16'9" to alcoves (3.295 x 5.129 to alcoves)

Large front facing Upvc bay window, engineered wood flooring, emulsion walls with coving to ceiling, dado rail, featured fire place with marble hearth with living flame gas fire, radiator, central fan light with light fittings to the alcoves.



Stairs and Landing

Carpet to the stairs and landing, emulsion walls, loft access.

Bedroom One

10'9" x 15'1" to alcoves (3.286 x 4.621 to alcoves)

Front facing Upvc Bay window, engineered wood flooring, emulsion walls with coving to ceiling, radiator, central light, radiator.



Reception Room Two

11'2" to the alcoves x 15'7" to bay window (3.428 to the alcoves x 4.758 to bay window)

Rear facing Upvc Bay window, engineered wood flooring, emulsion walls with coving to ceiling, radiator, central light.



Bedroom Two

9'8" to alcoves x 13'1" (2.947 to alcoves x 4.001)

Engineered wood flooring, emulsion walls with coving to ceiling, radiator, central light, rear facing Upvc double glazed window.



Bedroom Three

8'7" x 10'4" (2.623 x 3.173)

Front facing Upvc double glazed window, continuation of engineered wood flooring, emulsion walls with coving to ceiling, radiator, central light.



Family Bathroom

6'6" x 7'3" (1.998 x 2.228)

Four piece suite comprising of panelled corner bath, pedestal wash hand basin, low level W.C., shower cubicle with electric shower, vinyl flooring, emulsion walls, radiator, rear facing Upvc double glazed window with obscure glass.



Bedroom Four

9'9" x 6'5" (2.980 x 1.981)

Engineered wood flooring, emulsion walls with coving to ceiling, central light, rear facing Upvc double glazed window, cupboard housing "Biasi"combi boiler.



Rear Garden

Enclosed rear garden laid to chipping stones, rear facing gate to rear lane.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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