

## 18 Penhydd Street, Port Talbot, SA12 9SB

### £190,000

Pennaf Premier are pleased to offer for sale this beautifully refurbished terraced house in the picturesque village of Oakwood on Penhydd Street, Pontrhydyfen, Port Talbot, which offers a delightful blend of modern comfort and charming character. The property features two well-proportioned bedrooms, making it an ideal choice for couples or small families seeking a tranquil retreat. The boarded attic is accessed via a drop down ladder and benefits from two velux windows which flood the space with natural light, ideal as a home office, creative studio or simply extra storage.

Upon entering, you are welcomed into a spacious reception room that exudes warmth and style, perfect for both relaxation and entertaining. The house boasts both ground floor and first floor shower rooms, providing convenience and flexibility for daily living. The underfloor heating throughout the property ensures a cosy atmosphere during the cooler months, enhancing the overall comfort of this lovely home.

The surrounding area of Oakwood is known for its scenic beauty and friendly community, making it a wonderful place to live. With its high standard of refurbishment, this property is ready for you to move in and make it your own. Whether you are looking for a peaceful village lifestyle or a convenient base to explore the wider region, this charming terraced house is sure to impress. Don't miss the opportunity to view this exceptional property.

No ongoing chain.

To book a viewing please contact Pennaf Premier on 01639 760033.



## GROUND FLOOR



### Entrance Porch

Entrance through composite front door. Plaster painted walls and ceiling, central light, ceramic floor tiles, under floor heating. Door through to living room.



### Living Room

24'1"(into bay window) x 16'7" (7.343(into bay window) x 5.075)

Upvc double glazed bay window to front. Plaster painted walls and ceiling, spot lighting, ceramic floor tiles, underfloor heating. Decorative alcoves with spot lighting. Upvc double glazed window to rear. Arch through to kitchen. Stairs leading to first floor.



### Kitchen

11'8" x 10'5" (3.564 x 3.194)

Upvc double glazed window to side. Range of wall and base units, laminate work surface. Wall tiles in between units. Integrated electric oven, induction hob, extractor fan, integrated fridge freezer, stainless steel sink with mixer taps. Plaster painted walls and ceiling, central light. Ceramic floor tiles, underfloor heating. Space for kitchen table and chairs.



### Inner Hallway

Through from kitchen to inner hallway. Plaster painted walls and ceiling, central light, ceramic floor tiles, underfloor heating. Alcove for storage. Upvc double glazed rear door.





### Utility Room

6'5" x 3'9" (1.967 x 1.151)

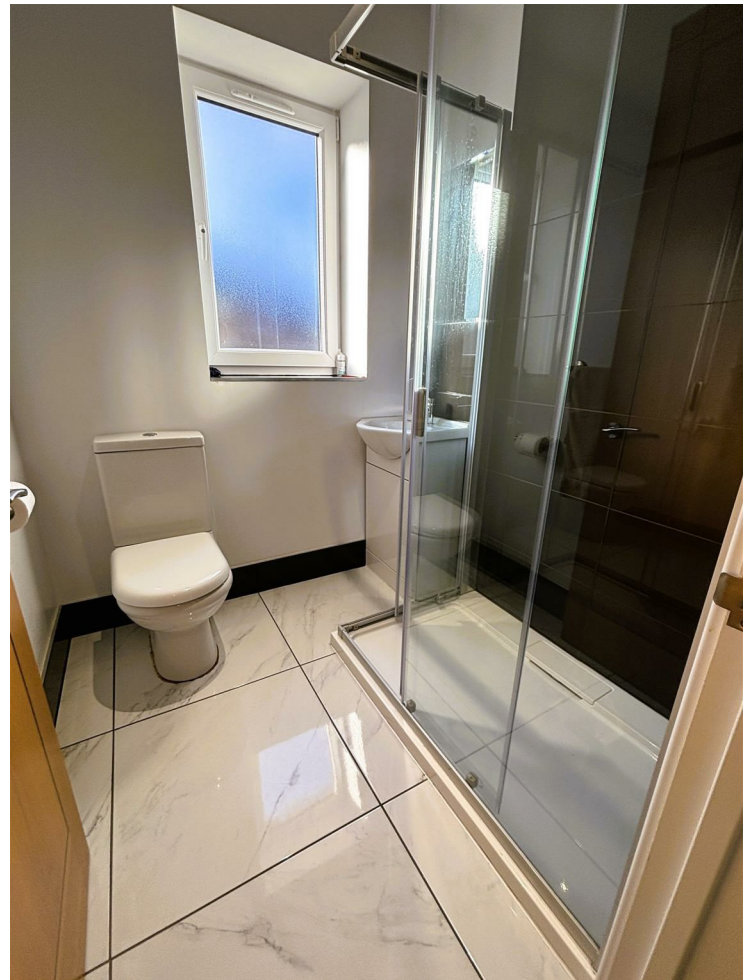
Upvc double glazed window to rear. Plaster painted walls and ceiling, central light. Plumbing for washing machine, cupboard storage. Wall mounted combination boiler serving domestic hot water and heating. Ceramic floor tiles, underfloor heating.



### Shower Room

6'5" x 5'5" (1.962 x 1.669)

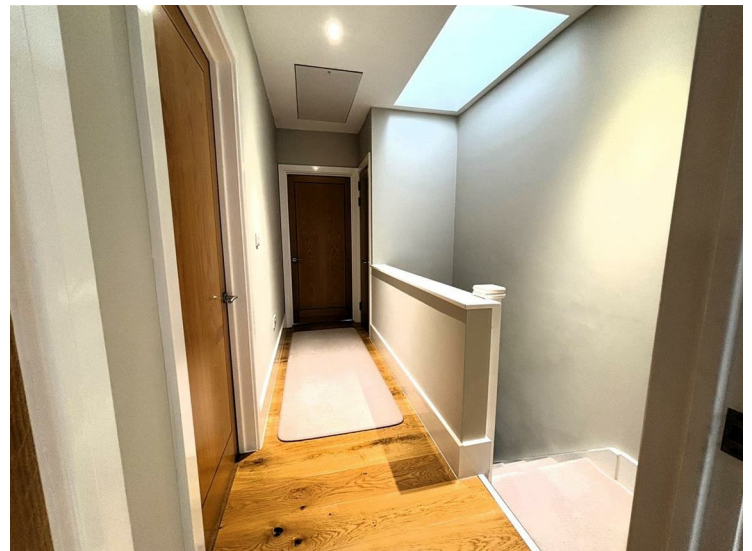
Upvc double glazed window to rear. Plaster painted walls and ceiling, spot lighting. Fully tiled double shower, glass doors, jet powered with rainwater overhead shower. Low level w.c, wash hand basin. Ceramic floor tiles, underfloor heating.



## FIRST FLOOR

### Stairs and Landing

Stairs leading to first floor, wooden banister to stairs and landing. Large storage cupboard. Carpet to stairs, laminate to landing area. Skylight window. Access to attic.



### Attic

Two velux windows, boarded with insulation, electricity, drop down ladder.



### Bedroom One

16'4" x 10'9" (4.986 x 3.298)

Three Upvc double glazed window to front, wooden venetian blinds, plaster painted walls and ceiling, spot lighting, radiator, laminate flooring.



### Bedroom Two

11'7" x 9'5" (3.554 x 2.871)

Upvc double glazed window to rear, wooden venetian blinds, skylight window. Plaster painted walls and ceiling, spot lighting, laminate flooring, radiator. Alcove storage area.



### Family Bathroom

12'7" x 9'9" (3.837 x 2.984)

Triple glazed Upvc window to side and rear, wooden venetian blinds. Plaster painted walls and ceiling, spot lighting. Low level w.c, ceramic bowl wash hand basin, range of storage cabinets. Fully tiled shower enclosure with jet powered and rainwater shower. Ladder radiator, ceramic flooring, underfloor heating.



### EXTERNAL

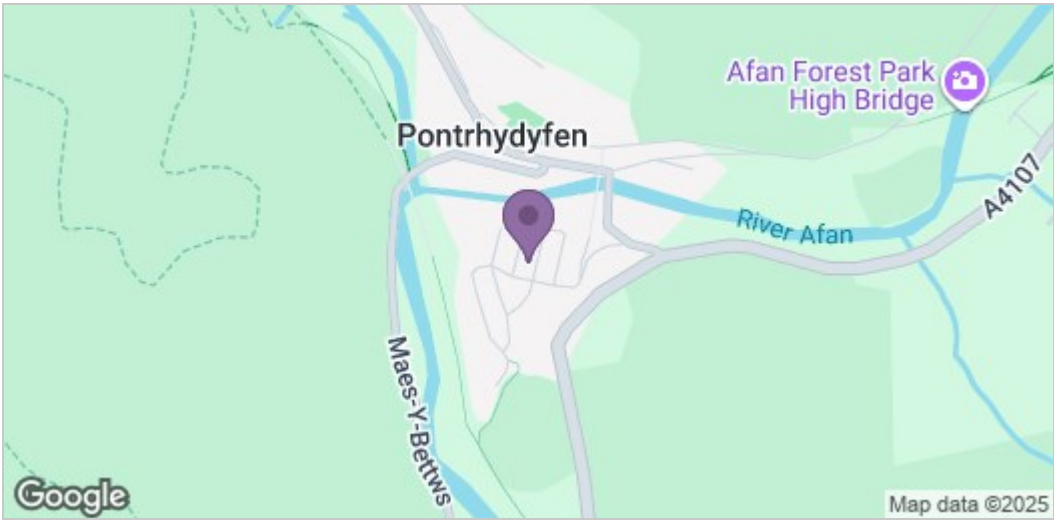
#### Front Garden

Fully enclosed front garden with iron gate and railings. pathway leading to front door.

#### Rear Garden

Fully enclosed rear garden with rear lane access through wooden gate. Outside tap. Block brick garden shed.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E		
(21-38) F	24	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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