



## **61 Bertha Road, Port Talbot, SA13 2AP**

### **Offers In The Region Of £165,000**

Available for sale in the sought-after area of Margam, this semi-detached home presents an exciting opportunity for buyers looking to put their own stamp on a property. In need of modernisation, the house boasts excellent potential, making it an ideal canvas for those wishing to tailor their next family home to their personal tastes. Two generous reception rooms, providing ample space for both formal entertaining and relaxed family time. The three well-proportioned bedrooms ensure comfortable accommodation for families or first-time buyers looking for room to grow. The property is complemented by a family bathroom, with scope for updating to suit modern lifestyles.

Outside, the large rear garden offers plenty of space for outdoor living, gardening, or play, while the attractive front garden adds kerb appeal. Practical features include a private driveway and garage, providing convenient off-road parking and secure storage.

Located within walking distance of Ysgol Cwm Bromptil School, this home is ideally positioned for families with school-aged children. Everyday essentials are close by, with local shops and amenities all within easy reach, ensuring convenience for busy households.

With its spacious layout, sizable gardens, and superb location, this property is brimming with potential and waiting for a new owner to make it their own. Call a member of our team on 01639 760033 to arrange a viewing today to see all that this home has to offer.



## GROUND FLOOR



### Entrance Hallway

Entrance through Upvc double glazed front door with Upvc double glazed window to hallway. Papered walls, central light, radiator, carpet. Stairs leading to first floor.



### Reception Room One

13'11" x 12'9" (4.254 x 3.899)

Upvc double glazed window to rear. Papered walls, central light, radiator, carpet. Feature wooden fireplace housing electric fire.



### Reception Room Two

10'11" x 10'5" (3.332 x 3.184)

Upvc double glazed window to rear. Papered walls, central light, radiator, carpet. Feature fireplace housing electric fire.



### Kitchen

11'8" x 10'1" (3.567 x 3.091)

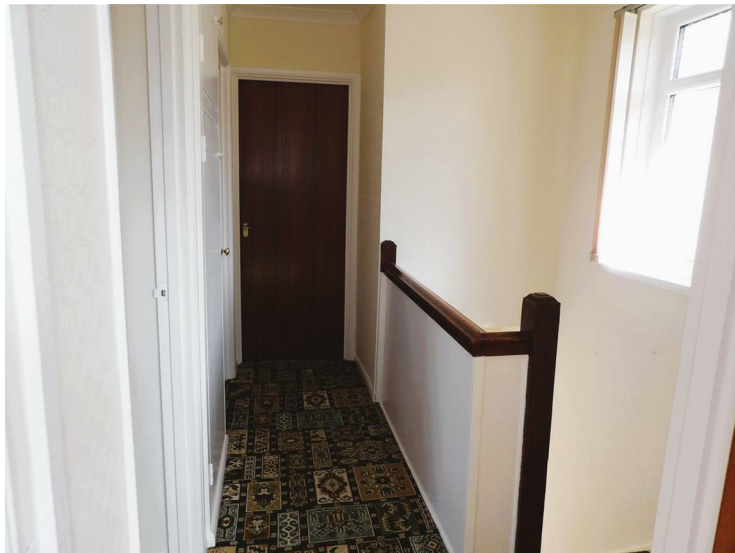
Upvc double glazed window to front with Upvc double glazed window and door to side access. Range of wall and base units. Integrated gas hob and electric oven, extractor fan, sink and drainer with mixer taps. Space and plumbing for washing machine. Space for fridge freezer. Tiled in between units. Radiator. Large under stair cupboard. Ceramic floor tiles.



## FIRST FLOOR

### Stairs and Landing

Upvc double glazed window to front. Wooden banister. Carpet to stairs and landing. Cupboard housing combination boiler serving domestic hot water and central heating.



### Bedroom One

11'9" x 10'9" (3.599 x 3.286)

Upvc double glazed window to rear. Papered walls, central light, radiator, carpet. Fully tiled shower enclosure with half height shower doors and curtain.



### Bedroom Two

13'0" x 11'1" (3.985 x 3.392)

Upvc double glazed window to rear. Papered walls, central light, radiator, carpet.



### Bedroom Three

8'11"(at widest) x 9'4" (2.724(at widest) x 2.852)

Upvc double glazed window to front. Papered walls, central light, radiator, carpet. Alcove with storage shelves.



### Bathroom

6'11" x 6'0" (2.116 x 1.846)

Upvc double glazed window to side. Shower over bath with curtain rail. Low level w.c, wash hand basin. Fully tiled, radiator, carpet.





## EXTERNAL

### Front Garden

Enclosed front garden with double gates and half height walls to rest. Large driveway leading to garage with slabbed area leading to front door. Wooden gate to rear garden.



### Rear Garden

Enclosed rear garden. Patio area with steps leading to stoned and grassed areas. Mature shrubs.



### Garage

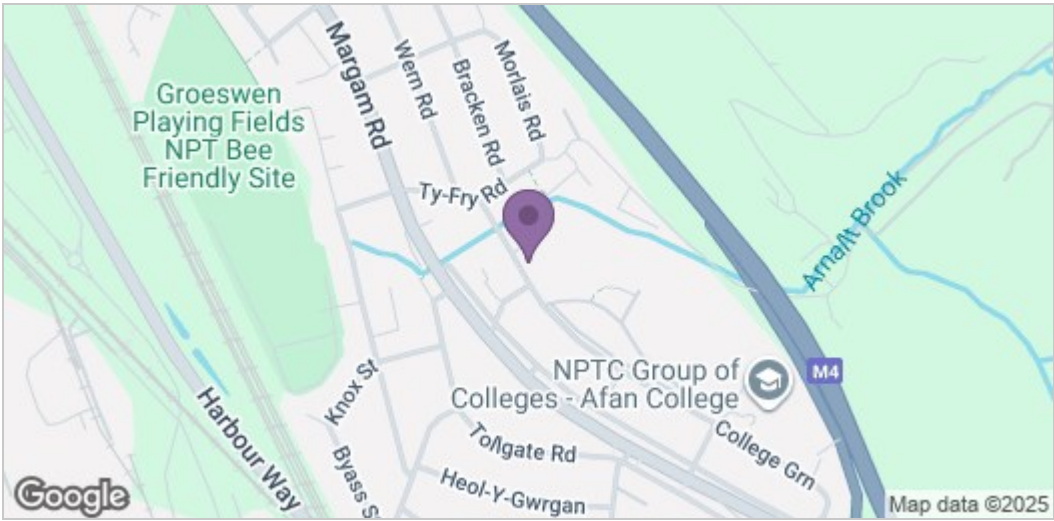
Large garage with up and over steel door. Window to rear. Electricity supply.



### Outside Buildings

The three outside buildings consist of a large and small shed and also outside toilet.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		68
(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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