



5 Somerset Street, Port Talbot, SA13 1UA

£115,000

Introducing a excellent opportunity to put your own stamp on this three-bedroom terraced home, ideally located in the ever-popular area of Taibach, Port Talbot. This traditional property offers great scope for improvement and modernisation throughout, making it perfect for anyone seeking to create their dream family home or investment.

Step inside to discover a spacious layout that includes three bedrooms, providing ample space for a growing family, home office or guest accommodation. The property also features a family bathroom with a separate toilet, ensuring added practicality for busy household routines.

Taibach enjoys a neighbourly atmosphere and a rich sense of community spirit, combined with an outstanding location for local amenities. The famous Margam Country Park, with its historic grounds and enchanting walks, is not far from your doorstep – perfect for family outings and weekend escapes. Excellent local schools, including Eastern Primary School and St Joseph's Catholic School & Sixth Form Centre, are within easy reach, enhancing the area's family-friendly appeal.

There are plenty of nearby shops, supermarkets, cosy pubs, and cafes for you to explore. The property's position offers excellent transport links via the A48 and M4, ideal for commuters to Swansea, Cardiff or further afield. Meanwhile, the stunning Aberavon Beach and vibrant Port Talbot retail hub offer yet more variety for leisure, shopping and outdoor pursuits.

With its great location, generous proportions, and immense potential, this property is an exceptional canvas awaiting a new owner's vision. Early viewing is highly recommended to truly appreciate all that this home and its surroundings have to offer. Arrange your visit today and start imagining the possibilities!

To book an appointment to view please call the Pennaf Premier sales team on 01639 760033.

GROUND FLOOR



Entrance Porch

Entrance through composite front door into porch. Tiled walls with tiled flooring.

Hallway

Wooden door through to hallway. Wallpaper to walls and ceiling, central light, radiator, laminate flooring. Stairs leading to first floor.

Reception Room One

12'8" x 10'0" (3.875 x 3.060)

Upvc double glazed window to front. Plaster emulsion painted walls, wallpaper to ceiling, central light. Brick chimney breast with two alcoves, cupboards housing gas meter. Radiator, wooden flooring.



Reception Room Two

13'2" x 10'5" (4.023 x 3.179)

Upvc double glazed window to rear. Plaster emulsion painted walls and ceiling, central light, dado rail, radiator, laminate flooring. Alcoves with cupboard housing electric meter.



Kitchen

14'8" x 8'8" (4.488 x 2.665)

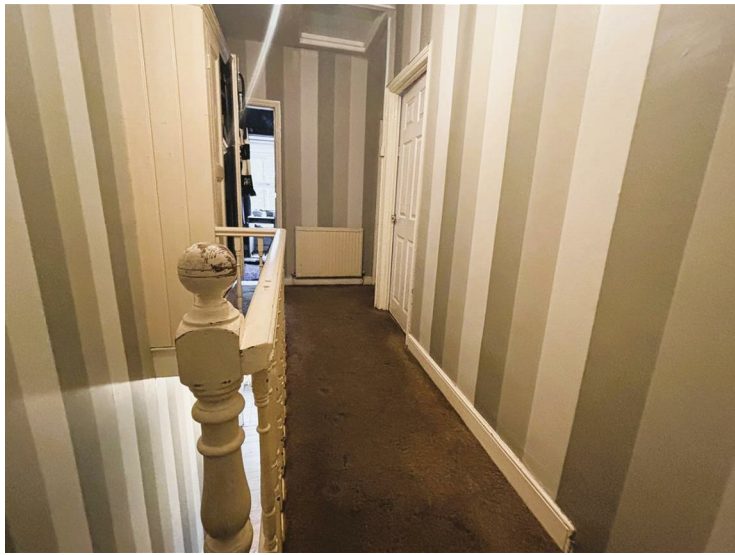
Two Upvc double glazed windows to side and rear. Upvc double glazed door to side. Range of wall and base units, laminate work surface part tiled above. Plaster emulsion walls, artex ceiling, central light. Space for Fridge\freezer, washing machine, dishwasher, tumble dryer, space for double oven, stainless steel sink and taps. Wall mounted combination boiler. Under stair storage cupboard. Ceramic floor tiles.



FIRST FLOOR

Stairs and Landing

Stairs leading to first floor with wooden banister. Wallpaper to walls and ceiling, central light. Access to attic.



Bedroom One

11'0" x 9'7" (3.354 x 2.939)

Upvc double glazed window to front. Plaster painted walls and ceiling, central light, radiator, carpet.



Bedroom Three

7'10" x 6'4" (2.405 x 1.955)

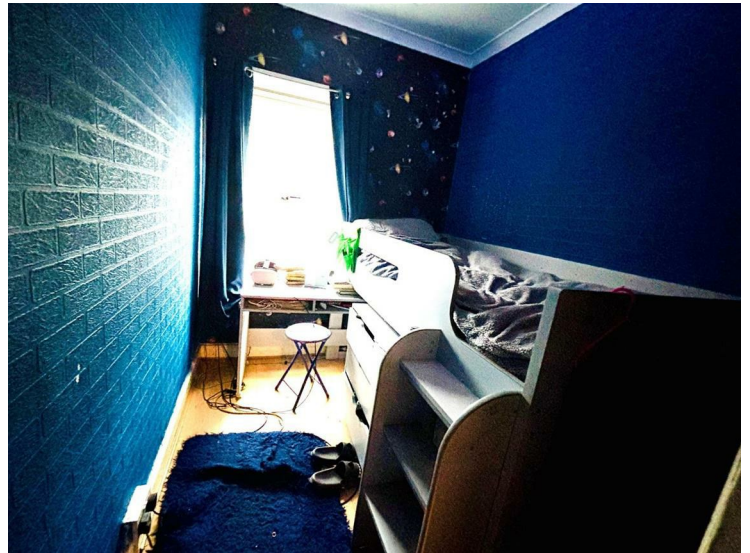
Upvc double glazed window to rear. Wallpaper to walls and ceiling, central light, radiator, laminate flooring.



Bedroom Two

10'4" x 10'2" (3.161 x 3.110)

Upvc double glazed window to rear. Plaster painted walls and ceiling, central light, radiator, carpet. Fitted wardrobe.



First Floor Toilet

5'6" x 2'10" (1.692 x 0.889)

Upvc double glazed window to side. Plaster painted walls and ceiling, central light, low level w.c, ceramic floor tiles.



Bathroom

8'1" x 6'6" (2.466 x 1.999)

Upvc double glazed window to rear. Part plaster painted walls, artex ceiling, central light. P shaped bath with shower screen, rainwater shower over, ceramic wall tiles over bath, wash hand basin. Ceramic floor tiles.

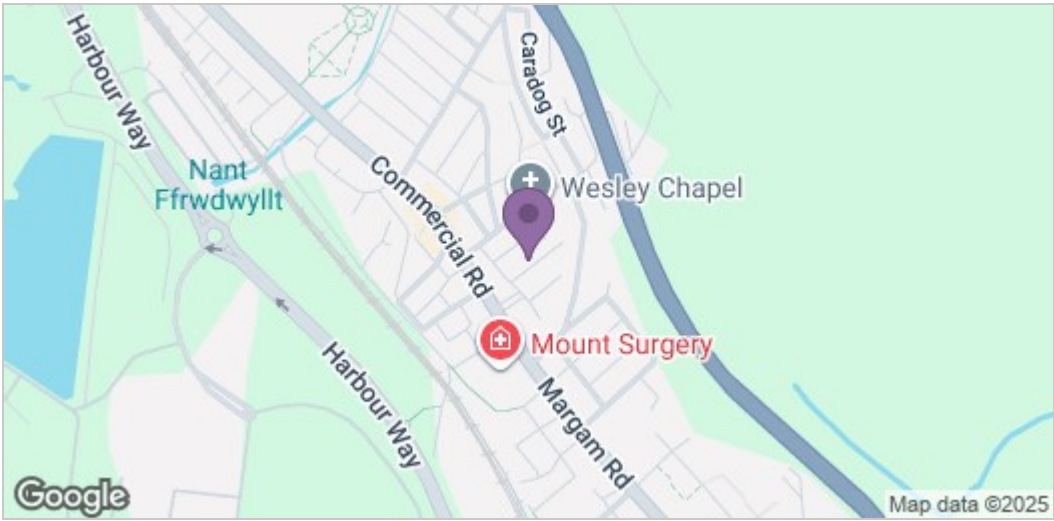


EXTERNAL

Rear Garden

Enclosed rear garden with gate leading to rear lane. Decking with grassed area to rest of garden.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	57	
(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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