

Detached House - Port Talbot

£445,950

Property Reference: PP8915



Situated here in this prestigious residential prime location, we offer for sale this beautifully maintained and presented, six bedroom, detached property, built in the Victorian era when we understand Port Talbot itself was established. The current vendors have carried out much refurbishment but in keeping all of the original character and charm. It affords beautiful, original, colour-stained and leaded picture windows on all landings, electrically re-wiring and re-plumbing with new gas central heating.



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Entranceway

Entrance via impressive archway allowing access to entrance porch.

Porch

Feature lighting with impressive bevel-edged glazed panel door to rear allowing access to the main





hallway, colour-stained panels either side and above, impressive original colour-stained and leaded picture window to side.

Hallway

Papered décor, original picture rails, quality flooring, central heating radiator, original coved ceiling, doors allowing access to reception room 1, dining room, further UPVC double-glazed window to side, further door allowing access to kitchen, door to built-in storage cupboard fitted with shelving, open-plan original staircase to first floor elevation with original spindled stairwell with carpet tread, ample electric power points, alarm controls, additional central heating radiator, telephone point.



Lounge (4.82 x 4.93m)

UPVC bay window to front with triple-glazing, papered décor, picture rail, plastered emulsion décor above, plastered emulsion ceiling, quality flooring, ample electric power points, two radiators, feature marble fireplace with cast iron insert and tiled surround ideal for ornamental display set onto matching marble hearth.



Dining Room (5.13 x 5.19m)

UPVC double-glazed bay window to side, papered décor, picture rail, plastered emulsion décor above, papered and original coved ceiling, quality flooring, two radiators, ample electric power points, feature original dark oak fireplace to main feature wall with tiled insert and hearth and matching mirror feature above, two arched recess alcoves either side, one with serving hatch.



Kitchen (4.60 x 3.30m)

Two UPVC double-glazed windows to side, plastered emulsion décor, picture rail, plastered emulsion décor above, plastered emulsion ceiling with modern four-way

spotlight fitting, tiled flooring, radiator, full range of quality fitted kitchen units comprising ample wall-mounted units, base units, work surfaces with co-ordinate splashback ceramic tiling, wine rack, integrated double electric oven, five-ring gas hob, ample space for additional appliances and table and chairs, central heating radiator, door allowing access to utility room.

Utility Room (2.71 x 3.37m)

UPVC double-glazed window to rear, door to side allowing access to gardens, plastered emulsion décor and ceiling with modern four-way spotlight fitting, matching full range of kitchen units comprising ample wall-mounted units, base units, drawer packs, larder units with feature pullout drawers, original Belling sink with authentic mixer taps, plumbing for automatic washing machine, further space for additional appliances, door to side allowing access to shower room/WC.

Shower Room/WC

UPVC double-glazed window to rear, ceramic tiled décor floor to ceiling, plastered emulsion ceiling with coving, tiled flooring, suite comprising low-level WC, wash hand basin, walk-in shower cubicle with overhead rainforest shower supplied direct from boiler.

First Floor Elevation

Landing

Original colour-stained and leaded picture window to side, original spindled balustrade with original staircase allowing access to second floor, ample electric power points, quality flooring, central heating radiator, papered décor with original picture rail and coving, doors allowing access to bedrooms 1, 2, 3, cloaks/WC, family bathroom.

Bedroom 1 (currently utilised as library, 3.12 x 5.48m)

UPVC double-glazed bay window to rear overlooking rear gardens, papered décor, original picture rail, papered ceiling, quality flooring, two radiators, ample electric power points.

Bedroom 2 (4.01 x 5.52m)

UPVC double-glazed bay window to rear overlooking rear gardens, papered décor, original picture rail, papered ceiling, quality flooring, ample electric power points, two radiators, feature original fireplace to main facing wall with cast iron insert and tiled surround, matching panelled feature above.

Cloaks/WC

Patterned glaze UPVC double-glazed window to side, papered décor, papered ceiling, quality flooring, radiator, white low-level WC.

Family Bathroom

Spacious family bathroom with original sash window to side, UPVC double-glazed door to front allowing access and views to the front of the property, fully ceramic tiled floor to ceiling, plastered emulsion ceiling with Xpelair fan, tiled flooring, central heating radiator, white suite to include rolltop Victorian-style freestanding bath with central mixer taps and shower attachments, low-level WC, wash hand basin, bidet, fixtures and fittings included, door to walk-in airing cupboard.

Walk-In Airing Cupboard

Plastered emulsion décor and ceiling, radiator, wall-mounted gas boiler supplying domestic hot water and gas central heating.

Bedroom 3 (4.53 x 5.06m)

UPVC double-glazed bay window to front with triple glazing offering unspoilt views of the coastline and Port Talbot itself, papered décor, dado, plastered emulsion above, papered ceiling, quality flooring, central heating radiator.

Second Floor Landing

Original colour-stained and leaded picture window to side, original staircase and balustrade, central heating radiator, matching

décor, stained and varnished flooring, original doors to bedrooms 4, 5 and 6.

Bedroom 4 (3.10 x 4.60m)

UPVC double-glazed window to rear overlooking rear gardens, papered décor, plastered emulsion ceiling, stained and varnished flooring, two

Disclaimer

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Notes

About Property Plus

Our Background

The managing director has been a property professional for over 20 years and has made many personal property acquisitions and sales, and through this experience understands the needs, from a client's perspective when it comes to property. With a first class team of professionals ranging from mortgage advisors, solicitors, architects, contractors, planners, insurance brokers and property managers the level of support and experience delivered to our clients is second to none.

Our Vision

Our vision is to be the agent of choice for anyone considering a property related transaction by being the best in our profession. To provide an outstanding level of service to our clients and to make moving home an easy, seamless and pleasurable experience. We believe in keeping clients for life and will stay in contact with clients long after their transaction has concluded so we remain the agent of choice.

Our Mission

OUR CLIENTS - are the most important part of our business. Our main focus is to deliver outstanding service, making moving an easy, seamless and pleasurable experience.

OUR TEAM - is our most valuable asset and we work together in an atmosphere of fun and respect. We support each other to deliver exceptional customer care and achieve our personal goals.

OUR BUSINESS - provides a one-stop service for all property related matters. Our business is built on four strong principles and we have a shared vision to be the best in our profession both in terms of service and results.



INTEGRITY - TEAMWORK - PASSION - PROFESSIONALISM



Buying Your Property

Choosing a property

Viewing properties can be long and laborious if you haven't identified exactly what you want and where. Research the areas you are interested in, paying particular attention to the things that are most important to you, such as local amenities, transport links, schools, open space and council-tax bands.

When you have found the area/s you want to live in and the type of property you can afford, it's time to start viewing properties.



It's best to have a list of things to ask and look out for, to help you identify properties that might be worth a second viewing, for example:

- Ask to see a copy of the energy performance certificate (EPC)
- If it is a leasehold property, how many years are left on the lease?
- Check out the boiler.
- Does the property have gas central heating?
- What council-tax band is the property in?
- Does the property have double glazing?
- Is the attic well insulated (check the EPC)?
- If the property is leasehold, are there any service charges?
- Is the property near suitable transport links?

Making an offer

When you are ready to make your offer, give us a call we will take charge of the sale of the property immediately. If you like the property, the chances are others will too, so speed is essential. You may want to put your offer in writing and give the name of your solicitor.

We will contact the seller and await their decision. Don't be surprised if your first offer is rejected. Buying and selling is about negotiation and this is where we as an experienced estate agent come into our own, so if you are a seller as well as a buyer, we work for you!

Obtaining A Mortgage

Property Plus will be able to recommend a local independent mortgage adviser, who will search for the deals that suit you as an individual.