

47 Bertha Place  
Port Talbot  
Neath Port Talbot  
SA13 2AP

£142,000



- Three Bedroom Semi Detached
- Through Lounge / Dining Room
- Conservatory
- Shower Room with Separate WC
- Driveway and Garage
- Private Rear Garden
- Tucked Away At The Head of Cul-De-Sac
- Walking Distance To Schools
- Offered with No Ongoing Chain

Ref: PRA10184

Viewing Instructions: Strictly By Appointment Only



## General Description

Daniel Matthew are pleased to offer this family home with potential to upgrade. Situated at the head of a cul-de-sac. Comprising of an entrance hallway, through lounge / dining room, kitchen and conservatory. To the first floor three bedrooms with separate shower room and WC. Further benefits a private rear garden which has been nicely maintained, a driveway with a garage. The property is offered with no onward chain. Excellent links to the M4 and approximately one mile to Margam Country Park. Both Junior and Comprehensive schools are a few minutes walk. Call our team to arrange an appointment .

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## Accommodation

### Entrance Hallway

Enter via front door into hallway. Papered walls and ceiling. Laminate flooring. Radiator. Under stairs storage cupboard. Carpeted staircase to first floor.



### Front Reception Room (11' 5" x 9' 11") or (3.47m x 3.02m)

Situated to the front of the property with UPVC double glazed window with blinds and radiator under. Papered walls and ceiling with dado rail. Fitted carpets. Opening into lounge.



### Lounge (12' 8" x 11' 5") or (3.87m x 3.48m)

Papered walls and ceiling with feature dado rail. Mantle piece with gas fire on a marble hearth. Fitted carpets. Georgian wood doors into conservatory.



### Conservatory (10' 4" x 9' 10") or (3.16m x 3.0m)

White UPVC conservatory with blinds to remain. Antiglare roof. French doors leading out onto the garden. Ceramic tiled floor.



### Kitchen (9' 1" x 8' 8") or (2.77m x 2.63m)

Fully fitted kitchen to the property which comprises of a range of units including drawers, coordinating work surface and splash backs. Plumbing for automatic washing machine. Sink with mixer taps. Space for a fridge freezer. Door to pantry. UPVC double glazed window. Door to rear garden.



## Landing

Papered walls and ceiling. Fitted carpets. Doors leading to all first floor rooms.

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### Bedroom One (12' 10" x 11' 7") or (3.91m x 3.54m)

Situated to the rear of the property with UPVC double glazed window with blinds to remain and radiator under. Papered walls and ceiling and fitted carpets. Cupboard housing an Alpha combination boiler.

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### Bedroom Two (11' 4" x 10' 7") or (3.46m x 3.23m)

Situated to the front of the property with UPVC double glazed window with blinds to remain and radiator under. Papered walls and ceiling and fitted carpets.

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### Bedroom Three (9' 7" x 8' 10") or (2.92m x 2.68m)

Situated to the rear of the property with UPVC double glazed window with blinds to remain. Papered walls and ceiling and fitted carpets.

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### Shower Room (8' 8" x 6' 7") or (2.64m x 2.0m)

UPVC double glazed window to front with roller blind. Shower cubicle and pedestal wash hand basin. Tiling to splash back areas.

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### WC

Separate WC. Half tiled walls. UPVC window.

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## Garden

Private enclosed rear garden enclosed with palisade fencing and hedgerow. The garden is laid to turf with pathway. Outhouse with WC.

The front of the property has a driveway leading to an open garage.

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## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: D67

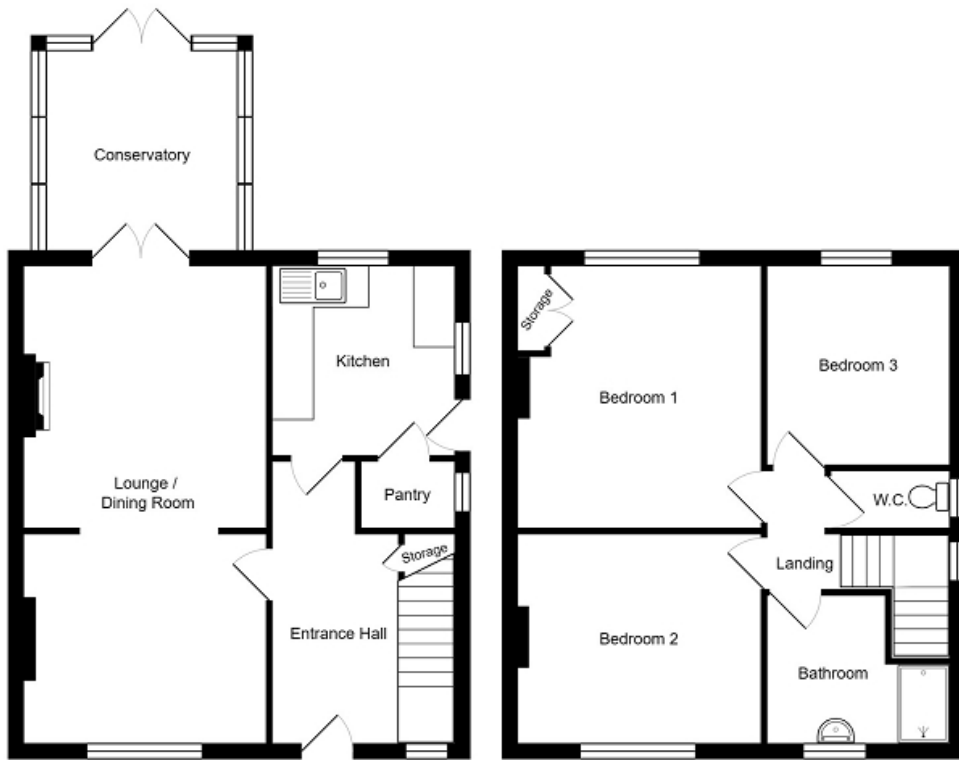
## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band B





*Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.*

