

28 Lletty Harri
Port Talbot
Neath Port Talbot
SA13 2ES

£149,950



- Well presented Two Bedroom Cottage
- Elevated Position With Views
- Open Plan Lounge / Dining Room
- High Specification Kitchen
- Modern Shower Room / WC
- Two Double Bedrooms
- Decked Seating Area With Views
- Off Road Parking To The Front
- Viewing Highly Recommended



Ref: PRA10354

Viewing Instructions: Strictly By Appointment Only

General Description

*** EXCEPTIONALLY WELL PRESENTED COTTAGE*** Viewing is highly recommended for this two double bedroom cottage situated in an elevated position over looking Port Talbot town, mountains and the coast line. The property has been finished to high standard and benefits from open plan through lounge / diner, high specification kitchen, two double bedrooms and a modern shower room / WC. The front of the property has a lovely decked area which is excellent for relaxing and entertaining whilst over looking the coastline and mountains. There are steps leading up to this property. To arrange to view this property please contact 01656 750764

Accommodation



Lounge/Diner (20' 10" x 13' 4") or (6.35m x 4.06m)

Spacious nicely decorated through lounge / diner with exposed stone wall to one side, open plan stairs to the first floor. Double glazed French door to the front with views across Port Talbot and door to kitchen.



Kitchen (12' 4" x 9' 5") or (3.75m x 2.86m)

Fitted with a range of modern base and wall units to include single drainer stainless steel sink unit with mixer taps. Integrated appliances. Wood flooring. UPVC window to rear.



Landing



Master Bedroom (12' 8" x 11' 6") or (3.86m x 3.50m)

Generous size double bedroom with strip flooring, feature exposed stone wall to one side and two double glazed windows to the front with pleasant views. Free standing roll top bath.



Bedroom Two (12' 6" x 9' 2") or (3.80m x 2.80m)

Double bedroom with two double glazed windows to the rear. Skimmed ceiling. Fitted wardrobes. Fitted carpets. Radiator.



Shower Room / WC

Modern white suite comprises of a shower cubicle, wash hand basin and WC. Tiling to all splash back areas. Sky light window.



Garden

Elevated rear garden.



Front Of Property

Good size elevated front garden with steps leading up to property, decked and seating area with views. Parking to the front.



View

Views over looking Port Talbot, mountains and coastline.

Services

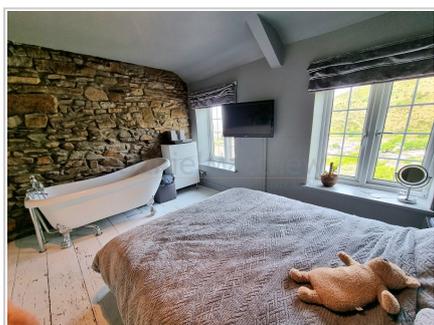
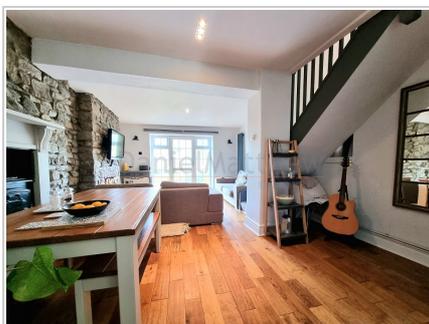
Mains electricity, mains water, mains gas, mains drainage

Tenure

We are informed that the tenure is Freehold

Council Tax

Band A



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.