

Payton  
Jewell  
Caines



7 Russet Close, Port Talbot – SA12 7BB  
Port Talbot

£185,000



## 7 Russet Close

Port Talbot

Presenting this well maintained three bedroom semi detached house, an ideal opportunity for first time buyers seeking a versatile home. Upon entering, you are welcomed by a hallway that leads to two generous reception rooms, offering flexible living and dining options. The kitchen is thoughtfully laid out with ample storage and worktop space, ensuring a practical environment for meal preparation and everyday living. Upstairs, the property offers three well sized bedrooms. The first floor bathroom is conveniently located and features a modern suite, including a bath with shower over, wash basin and WC, catering to the needs of a growing family or professional couple.. Located in a popular residential area, the house is within easy reach of local amenities, schools and transport links and the beach, making it a convenient base for commuters and families alike. This three bedroom semi detached house is a must view for anyone seeking a well presented home in a sought after location. Early viewing is highly recommended to fully appreciate all that this inviting property has to offer.



- Three bedroom semi detached house
- Two reception rooms
- First floor bathroom
- Front and rear gardens
- Ideal first time purchase



- Three bedroom semi detached house
- Two reception rooms
- First floor bathroom
- Front and rear gardens
- Ideal first time purchase



**Entrance porch**

Via PVCu double glazed door, leading into reception 1.

**Reception 1**

9' 0" x 16' 4" (2.74m x 4.99m)

PVCu double glazed window to the front, radiator, laminate flooring, emulsioned walls, stairs leading to the first floor and access to reception 2.

**Reception 2**

14' 10" x 8' 8" (4.52m x 2.63m)

Double glazed aluminium framed sliding door leading to the conservatory. Wall mounted gas fire, radiator, laminate flooring, emulsioned walls and door leading into the kitchen.

**Conservatory**

12' 0" x 11' 7" (3.66m x 3.52m)

Double glazed sliding doors leading to the rear garden, tiled flooring and fitted washable blinds.

**Kitchen**

19' 7" x 6' 1" (5.98m x 1.85m)

Two double glazed windows to the side and PVCu double glazed opaque door. A range of matching wall and base units with roll edge work surfaces housing a composite sink with single drainer and mixer tap. Integrated gas hob, electric oven and cooker hood.

Integrated washing machine, downlights and tiled flooring.

**Landing**

Loft hatch, airing cupboard housing the wall mounted Worcester boiler, emulsioned walls and fitted carpet. Doors leading off.

**Bathroom**

4' 8" x 8' 6" (1.41m x 2.59m)

PVCu double glazed opaque window to the front, chrome heated towel rail and floor to ceiling tiled walls. Three piece suite comprising panelled bath with overhead electric shower attachment, pedestal wash hand basin and low level WC.

**Bedroom 1**

13' 4" x 9' 1" (4.06m x 2.76m)

PVCu double glazed window to the front, recess for clothes storage, over stairs storage cupboard, radiator, papered walls and fitted carpet.

**Bedroom 2**

12' 5" x 8' 4" (3.78m x 2.53m)

PVCu double glazed window to the rear, radiator, emulsioned walls and fitted carpet.

**Bedroom 3**

8' 10" x 8' 1" (2.68m x 2.46m)

PVCu double glazed window to the rear, bi-fold door and fitted wardrobes with sliding doors and mirror.

**Outside**

Paved frontage offering versatile space such as parking, shale border and gate leading to rear access. Paved rear garden with pergola, outside water tap, secure retaining fence, lawned area and hedge borders. Secure wall and raised shale flower bed. Good size garden shed with two PVCu opaque double glazed windows and PVCu door.





## **Payton Jewell Caines**

**Payton Jewell Caines, 53 Station Road – SA13 1NW**

01639891268 • [porttalbot@pjchomes.co.uk](mailto:porttalbot@pjchomes.co.uk) • [pjchomes.co.uk/](http://pjchomes.co.uk/)

These property details are provided as a general guide only. Whilst we aim for accuracy, measurements, photographs, floor plans, and descriptions should not be relied upon as statements of fact. Buyers should carry out their own checks regarding the property, services, and specifications. Fixtures and fittings are only included if specifically stated. Appliances and services have not been tested.