



69 St. Helier Drive, Port Talbot – SA12 7BE
Port Talbot

Offers Over **£180,000**

69 St. Helier Drive

Port Talbot

This well-presented three bedroom semi detached house offers spacious and versatile accommodation, ideal for families or professionals seeking a comfortable home. The property features a welcoming lounge, perfect for relaxing or entertaining guests. The modern kitchen/diner provides ample space for family meals and gatherings, while the adjoining utility room adds convenience for laundry and additional storage. A downstairs WC enhances practicality for every-day living. Upstairs, you will find three generously sized bedrooms, offering flexibility for sleeping arrangements or home office use, alongside a well-appointed family bathroom. The property benefits from off road parking, ensuring ease for multiple vehicles (subject to size). With a focus on low maintenance, this home is designed to provide a stress-free lifestyle, allowing more time to enjoy the things that matter most. Located in a popular residential area, the house is within easy reach of local amenities, schools, and transport links, making it an excellent choice for those seeking a blend of comfort and convenience. Early viewing is highly recommended to appreciate the quality and space on offer in this attractive semi detached home.





- Three bedroom semi detached house
- Lounge
- Kitchen/diner plus utility
- Downstairs WC
- Family bathroom
- Off road parking
- Low maintenance rear garden

Entrance

Via PVCu opaque door into the lounge.

Lounge

13' 1" x 8' 6" (4.00m x 2.60m)

PVCu window, under floor heating and laminate flooring.

Kitchen/diner

21' 4" x 9' 10" (6.50m x 3.00m)

PVCu sliding door, PVCu window, underfloor heating and laminate flooring. A range of wall and base units with complementary work surfaces. Breakfast bar. Space for freestanding oven and fridge/freezer.

Utility

7' 7" x 5' 7" (2.30m x 1.70m)

PVCu window, opaque PVCu door and underfloor heating. Space for washer/dryer.

Downstairs WC

4' 3" x 2' 7" (1.30m x 0.80m)

Opaque PVCu window and vinyl flooring. Two piece suite comprising WC and sink.

First floor landing

9' 2" x 2' 4" (2.80m x 0.70m)

Via stairs. Access to loft. Fitted carpet. Airing cupboard.

Bedroom 1

13' 1" x 10' 6" (4.00m x 3.20m)

Radiator, PVCu window and laminate flooring. Built in wardrobe.



Bedroom 2

12' 2" x 8' 6" (3.70m x 2.60m)

PVCu window, radiator and laminate flooring.

Bedroom 3

8' 6" x 7' 10" (2.60m x 2.40m)

Radiator, PVCu window and laminate flooring.

Bathroom

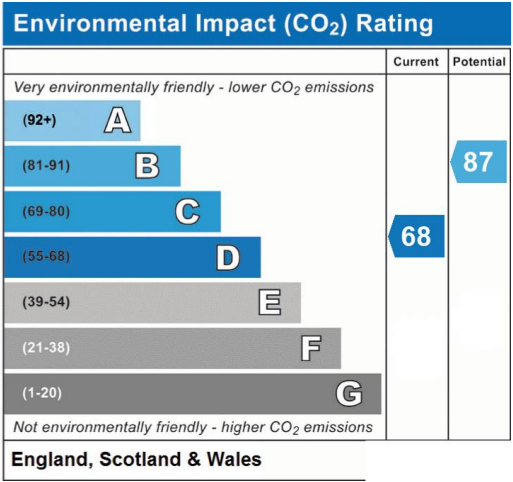
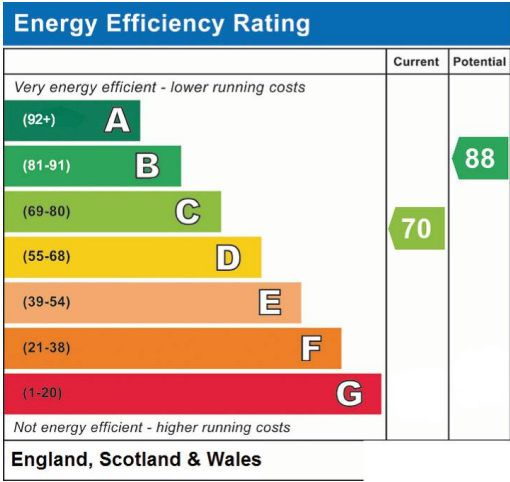
8' 6" x 4' 7" (2.60m x 1.40m)

Respatex walls, heated towel rail, opaque PVCu window and vinyl flooring. Three piece suite comprising WC, sink and bath with rainfall shower overhead.

Outside

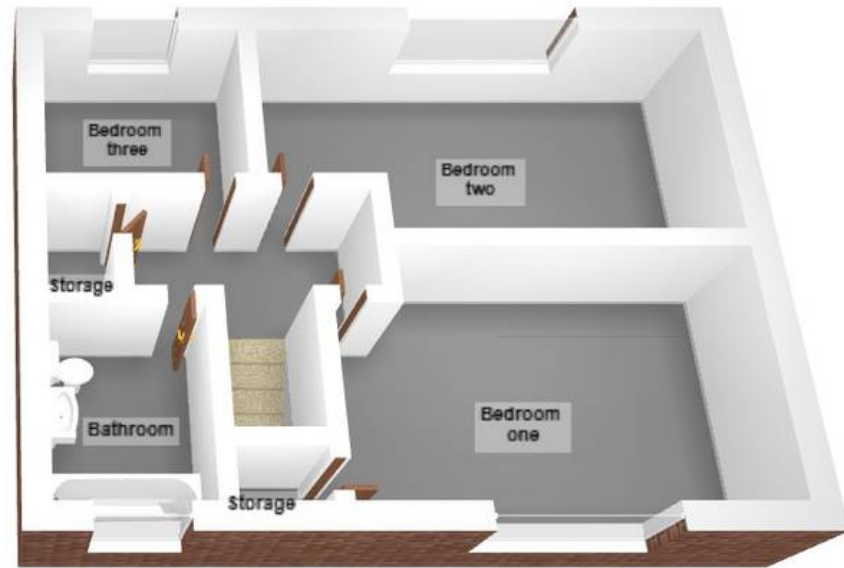
The low maintenance rear garden is laid to patio ideal for garden furniture with the remainder laid to Astroturf. Hardstanding to the rear as an additional driveway accessed via compound at the rear. Resin driveway to the front of the property. Gated side access.







Ground Floor



First Floor

Payton Jewell Caines

Payton Jewell Caines, 53 Station Road – SA13 1NW

01639891268 • porttalbot@pjchomes.co.uk • 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.