



41 Pen Y Mynydd, Port Talbot, SA13 3RL

£72,000

...INVESTMENT OPPORTUNITY!! TENNANTS IN SITU!! - Pennaf Premier Sales are pleased to offer for sale this three bedroom semi detached property which is being sold with no forward chain. The property briefly comprises of a good size reception room and kitchen to the ground floor with three bedrooms and bathroom to the first floor. The property benefits from being fully double glazed, a large fully enclosed rear garden, with side gate access.

The property is located in the Afan Valley which is close to Glyncorrwg with its mountain bike centre and ponds which is renowned for its river walks, cycle paths and Afan Argoed Country Park.

Viewing is highly recommended and to secure a viewing please call our office on 01639 760033

GROUND FLOOR

Hallway

Entrance via PVCu front door into spacious hallway with laminate flooring, emulsion walls, stairs leading to first floor. Access to kitchen and reception room.

Reception

Large reception room which could be divided into living room and dining area. Laminate flooring, emulsion walls, radiators, windows to the front and rear of the property.

Kitchen

Laminate flooring, emulsion and tiled walls, fully fitted wall and base units, sink and drainer, integrated gas hob and integrated electric oven, plumbing for a washing machine, window to the rear overlooking the garden. Back door leading to the garden.

FIRST FLOOR

Landing

Carpet to the stairs leading to the first floor with emulsion walls and window.

Bedroom

Carpet to the floor, emulsion walls, storage area, window to the rear of the property, radiator.

Bedroom

Laminate flooring, emulsion walls, window to the front of the property, radiator.

Bedroom

Laminate flooring, emulsion walls, radiator, window to the front of the property.

Bathroom

Vinyl flooring, respatex walls, bath, low level w.c., hand basin, shower cubicle. Window to the side and the rear of the property.

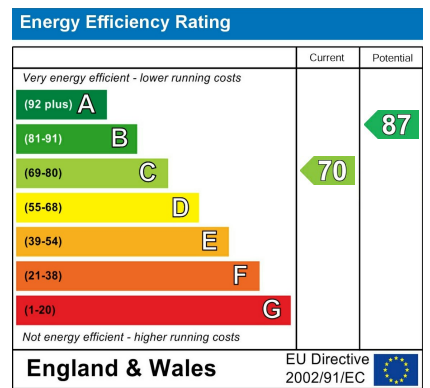
OUTSIDE

Front Garden

Gate leading to steps which take you to the front door. Low maintenance front garden.

Rear Garden

Fully enclosed large rear garden with decking area, lawns and pathways. Gate gives access to the front of the property. Shed.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.