



18 Rees Street, Port Talbot, SA12 6HB

£89,995

Pennaf Premier are pleased to offer for sale this EXTENDED three bedroom terraced property which is within walking distance of St Joseph's RC Comprehensive and Junior School and Sandfield's primary School.

SPACIOUS GROUND FLOOR EXTENSION!!..... DON'T DELAY, BOOK A VIEWING.

The property benefits from a large through reception room, office, kitchen, utility room and W.C. to the ground floor and to the first floor, three bedrooms and a family bathroom.

This property is close to local amenities, schools and the town centre, making an ideal family home. To arrange a viewing please contact the office on 01639 760033.

GROUND FLOOR

Entrance Hallway

Entrance via Upvc front door with bevelled glass insert into hallway, carpet, emulsion walls with coving to ceiling, central light, stairs to first floor, doors leading to other rooms.

Reception Room One

22'8" x 10'0" (6.915 x 3.068)

Large through reception room with front facing Upvc double glazed window, carpet, emulsion walls with coving to ceiling, two radiators, two central lights, cupboard housing consumer unit.



Office

5'8" x 8'9" (1.738 x 2.670)

Laminate flooring, emulsion walls, radiator, central light, internal window overlooking the kitchen.



Kitchen/Diner

16'8" x 8'3" (5.091 x 2.524)

Kitchen comprising of wall and base units in beech effect with laminate work tops, stand alone gas cooker and hob, space for fridge freezer, one and half bowl sink with drainer and mixer tap and tiled splash back, vinyl flooring, emulsion walls, two central lights, rear facing Upvc double glazed window, space for dining table.



Utility Room

14'3" x 6'1" (4.347 x 1.861)

Wall and base units with laminate work tops, plumbing for washing machine, Belfast sink, space for tumble dryer, carpet, emulsion walls, side facing Upvc double glazed window and door with obscure glass, central light.



Downstairs Toilet

4'10" x 6'1" (1.492 x 1.856)

Low level W.C., wash hand basin, vinyl flooring, emulsion walls, central light, side facing Upvc double glazed window with obscure glass.





Stairs and Landing

Carpet, emulsion walls, doors leading to other rooms, loft access.

Bedroom One

11'0" x 11'1" (3.374 x 3.393)

Laminate flooring, emulsion walls, central light, front facing Upvc double glazed window, built in wardrobes with glide and slide doors.



Bedroom Two

11'5" x 9'1" to outer side of wardrobes (3.481 x 2.777 to outer side of wardrobes)

Oak flooring, emulsion and wallpaper walls, central light, rear facing Upvc double glazed window, built in wardrobes housing Baxi boiler.



Bedroom Three

7'0" x 5'11" (2.152 x 1.824)

Carpet, wallpaper and emulsion walls, picture rail, radiator, central light, front facing Upvc double glazed window.

Family Bathroom

5'11" x 6'1" (1.820 x 1.869)

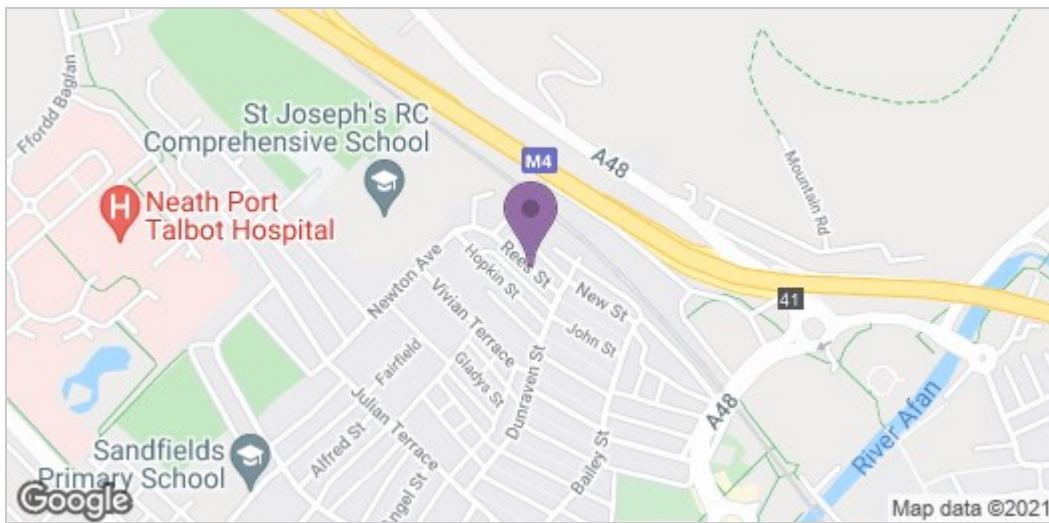
Three piece suite comprising of panelled bath with "Triton" electric shower over, pedestal wash hand basin, low level W.C., vinyl flooring, emulsion walls, tiled splash back, central light, rear facing Upvc double glazed window with opaque glass, heated towel rail.



Rear Garden

Courtyard garden which is laid to patio with rear gate access.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	EU Directive 2002/91/EC	

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.