



## **34 The Uplands, Port Talbot, SA13 2EW** **£110,000**

Pennaf Premier are pleased to offer For Sale this three bedroom semi detached property which is situated in the sought after area of The Uplands. The property consists of two reception rooms and kitchen to the ground floor and three bedrooms and family bathroom to the first floor. The property benefits from having a garage and is within close proximity of Port Talbot town centre, M4 corridor and other major transport links.

To arrange a viewing please call our office on 01639 760033.

### Entrance Hallway

Enter via Upvc front door with obscure glass into hallway with glass returns. Carpet, wallpaper walls with coving to ceiling, central light.

### Reception One

11'9" x 11'11" (3.602 x 3.644)

Front facing Upvc double glazed window, carpet, wallpaper walls with coving to ceiling, radiator, central light.



### Stairs and Landing

Carpet to the stairs and landing, wallpaper walls with coving to ceiling, central light, side facing Upvc double glazed window, loft access, doors leading to other rooms.

### Master Bedroom

12'0" at widest point x 11'0" (3.660 at widest point x 3.365)

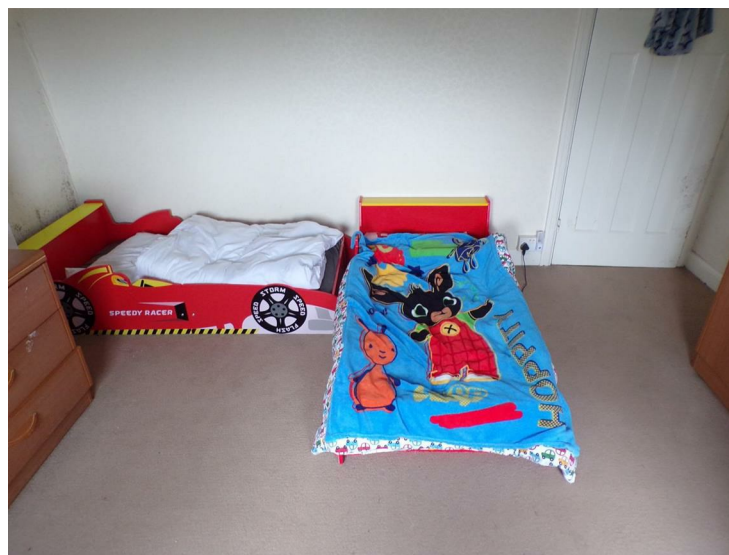
Carpet, wallpaper walls, radiator, central light, front facing Upvc double glazed window.



### Bedroom Two

11'0" x 12'0" (3.362 x 3.671)

Carpet, wallpaper walls, radiator, central light, front facing Upvc double glazed window.



### Reception Two

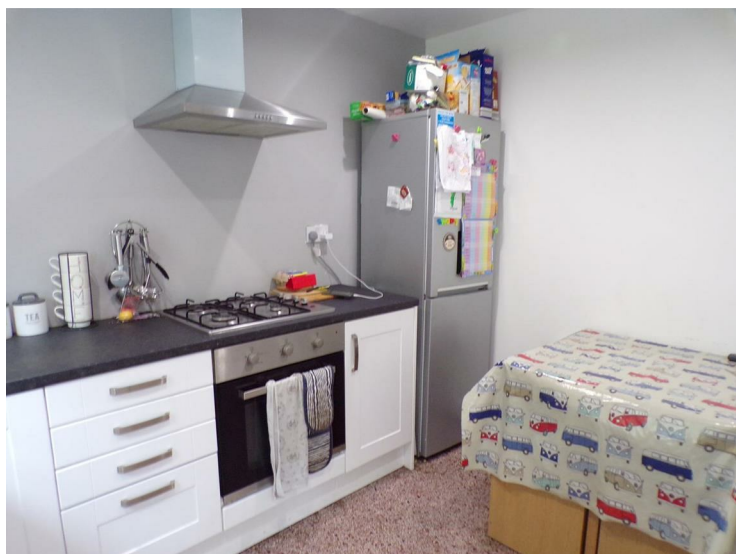
11'11" x 11'11" (3.633 x 3.643)

Large front facing Upvc bay window, carpet, wallpaper walls with coving to ceiling, brick fireplace surround, central light.

### Kitchen

10'9" x 8'2" (3.278 x 2.500)

Fitted kitchen comprising of wall and base units in high gloss with contrasting laminate work surface, integrated electric oven with gas hob, space for fridge freezer, single stainless steel sink and drainer with mixer taps, space for washing machine, original Terrazzo flooring, side facing Upvc double glazed door giving access to the rear garden, rear facing Upvc double glazed window, wall mounted combi boiler, built in storage cupboard, inset spot lighting.



### Bedroom Three

6'11" x 7'7" (2.127 x 2.331)

Carpet, plastered walls, radiator, central light, rear facing Upvc double glazed window.

### Family Bathroom

6'9" x 7'6" (2.060 x 2.292)

Three piece suite comprising of panelled bath with shower attachment over with mixer taps, pedestal wash hand basin, W.C., chrome towel radiator, vinyl flooring, emulsion walls, respetex splash back, central light, rear facing Upvc double glazed window with opaque glass.



## EXTERNAL

### Front Garden

Steps leading up to pathway to side facing front door, low wall to front with front border.

### Garage

Garage to the side of the property, sliding doors with box profile roof.

### Rear Garden

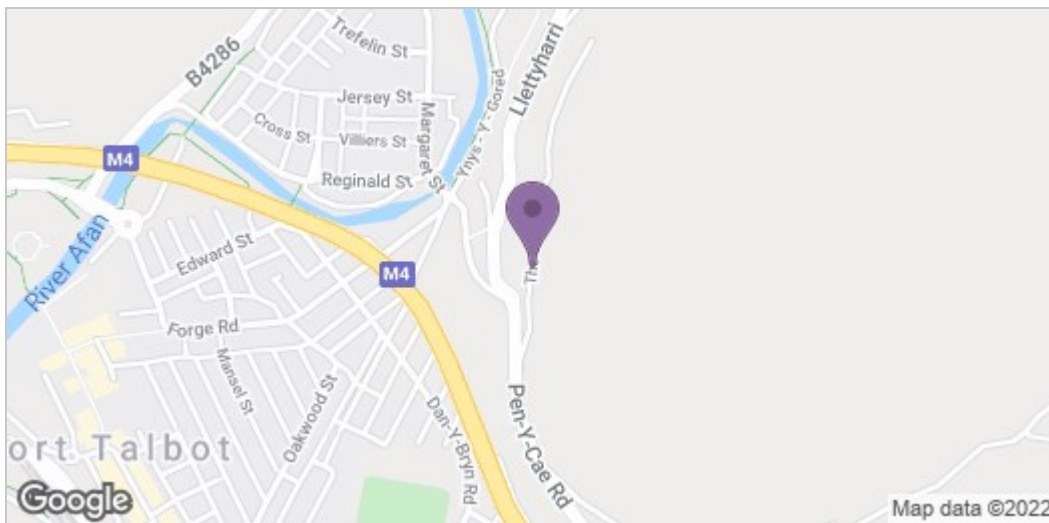
Steps leading up to low tiered garden.

Two outbuildings - One with power currently used as utility room, outside W.C.



## OTHER

We have been informed by the vendor that damp works have been completed - "Damp Proof Course" the walls have been injected in the hallway and dining room, however need re plastering. No guarantee has been supplied by the contractor.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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