



11 Glyn Street, Port Talbot, SA12 6NF

£74,995

FIRST TIME BUYERS OR INVESTORS..... Pennaf Premier Sales & Lettings are pleased to offer for sale this three bedroom terraced property in the Aberavon area of Port Talbot. The property briefly comprises of two reception rooms, kitchen and bathroom to the ground floor, three bedrooms to the first floor. Spacious enclosed rear garden making this an ideal family home. The property is within easy access to Aberavon beach, Port Talbot town centre and the M4 corridor. Viewing is highly recommended and strictly via appointment by contacting 01639 760033. NO ONGOING CHAIN.

GROUND FLOOR

Hallway

Entrance via PVC door into hallway. Carpet to the floor, papered and emulsion walls, dado rail, central light.



Inner Hallway

Vinyl to the floor, central light, built in cupboard, uPVC door leading to the garden.

Bathroom

5'10" x 8'9" (1.790 x 2.684)

Pedestal wash hand basin, W.C., bath, vinyl to the floor, emulsion walls, central light, uPVC opaque window to the rear of the property, radiator.

Reception Room

11'9" x 10'6" to widest point (3.585 x 3.205 to widest point)

Carpet to the floor, papered and emulsion walls, central light, uPVC window to the front of the property.



Reception Room

11'5" x 15'10" (3.498 x 4.844)

Carpet to the floor, papered and emulsion walls, central light, radiator, uPVC window to the rear of the property.



Kitchen

9'1" x 9'10" (2.782 x 3.001)

Fitted wall and base units with laminate worktops, space for cooker, tiled splashback, single sink with taps, space for fridge freezer, vinyl to the floor, central light, uPVC window to the side of the property.

FIRST FLOOR

Landing

Carpet to stairs, papered and emulsion walls, access to bedrooms.

Bedroom

12'10" x 10'7" (3.917 x 3.230)

Carpet to the floor, papered and emulsion walls, radiator, central light, two uPVC windows to the front of the property.



Bedroom

11'8" x 8'9" (3.565 x 2.691)

Carpet to the floor, papered and emulsion walls, radiator, central light, uPVC window overlooking the rear garden. Wall mounted boiler.



Bedroom

6'11" x 8'8" (2.126 x 2.642)

Carpet to the floor with papered and emulsion walls, radiator, central light, uPVC window overlooking the rear garden.

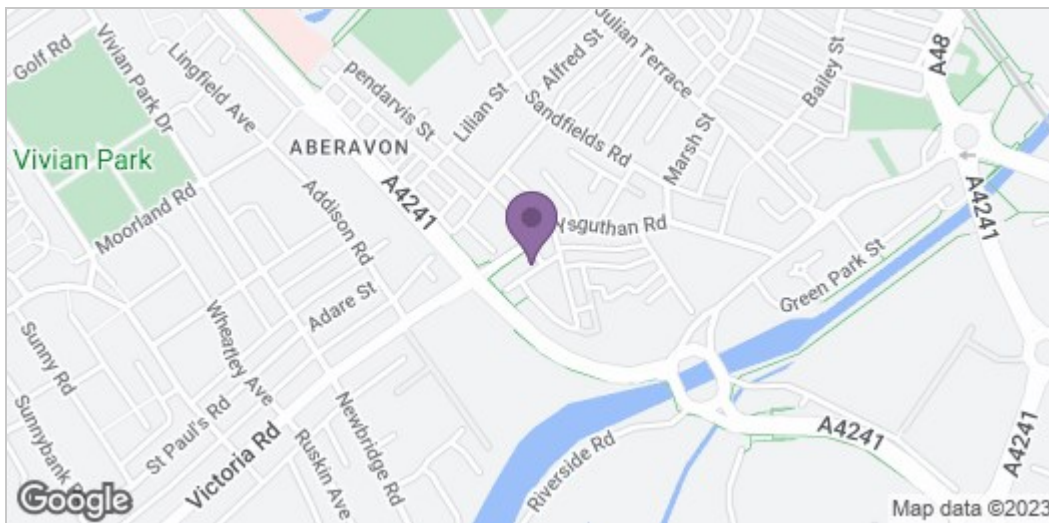



OUTSIDE

Garden

Enclosed rear garden, lawn area with central pathway, gated access out into the lane.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
		51	80
England & Wales		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.