



67 Victoria Road, Port Talbot, SA12 6QQ

£139,995

ARE YOU LOOKING FOR AN INVESTMENT PROPERTY?LARGE FOUR BEDROOM TERRACED PROPERTY BEING SOLD WITH TENANT IN SITU.

Pennaf Premier are pleased to offer for sale this spacious four bedroom property situated in ABERAVON. Ideal location, within walking distance to the beach, easy access to the town centre and close proximity to schools.

The property briefly comprises of large reception room and kitchen to the ground floor, four bedrooms and bathroom to the first floor and enclosed rear garden. To arrange an appointment please contact the office on 01639 760033.

GROUND FLOOR

Inner Porch

Laminate flooring, artex walls.

Hallway

Laminate flooring, artex walls with coving, radiator, central light, stairs leading to the first floor.

Reception Room

12'7" x 11'5" (3.837 x 3.485)

Large room with arch in the middle. Front area: Laminate flooring with emulsion walls and coving, double glazed window to the front of the property, central light, radiator.



Reception Room

12'9" x 11'1" (3.906 x 3.400)

Continuation of laminate flooring, emulsion walls, central light, radiator, double glazed window to the rear of the property.



Kitchen

9'11" x 13'5" (3.030 x 4.095)

Vinyl flooring, emulsion walls, central light, double glazed window to the side of the property, fitted wall and base units with laminate worktops, ceramic sink with mixer taps, space for fridge freezer, integrated electric oven and gas hob, plumbing for washing machine. PVCu door with obscure glass giving access to the rear garden.



FIRST FLOOR

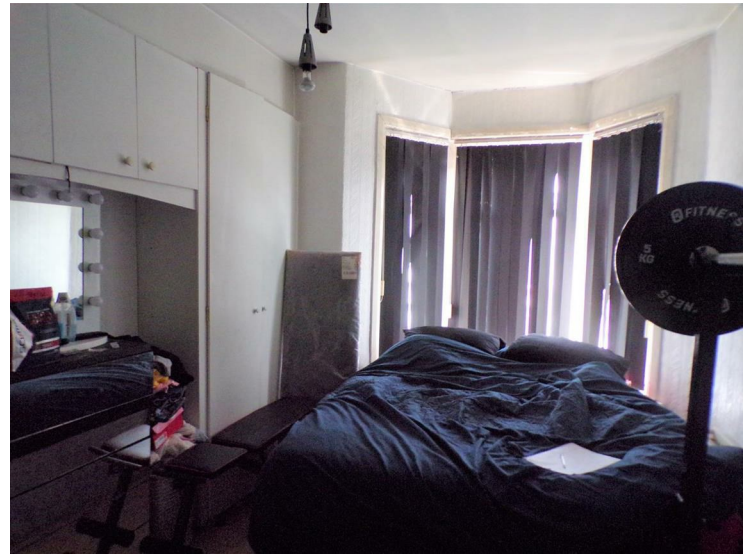
Landing

Carpet to the floor, artex walls, storage cupboard.

Bedroom

9'7" x 12'4" (2.946 x 3.783)

Laminate flooring, papered walls, radiator, central light, front facing bay window.



Bedroom

11'11" x 11'3" widest point (3.654 x 3.442 widest point)

Carpet to the floor, emulsion walls, central light, rear facing window, radiator.



Bedroom

8'1" x 9'11" (2.477 x 3.041)

Carpet to the floor, papered walls, central light, radiator, rear facing window, boiler.



Bedroom

6'5" x 9'1" (1.959 x 2.790)

Carpet to the floor, papered walls, radiator, loft access, central light.



Bathroom

6'1" x 6'10" (1.876 x 2.104)

Vinyl flooring, panel bath, pedestal wash hand basin, w.c., radiator, central light, side facing obscure glass window.



OUTSIDE

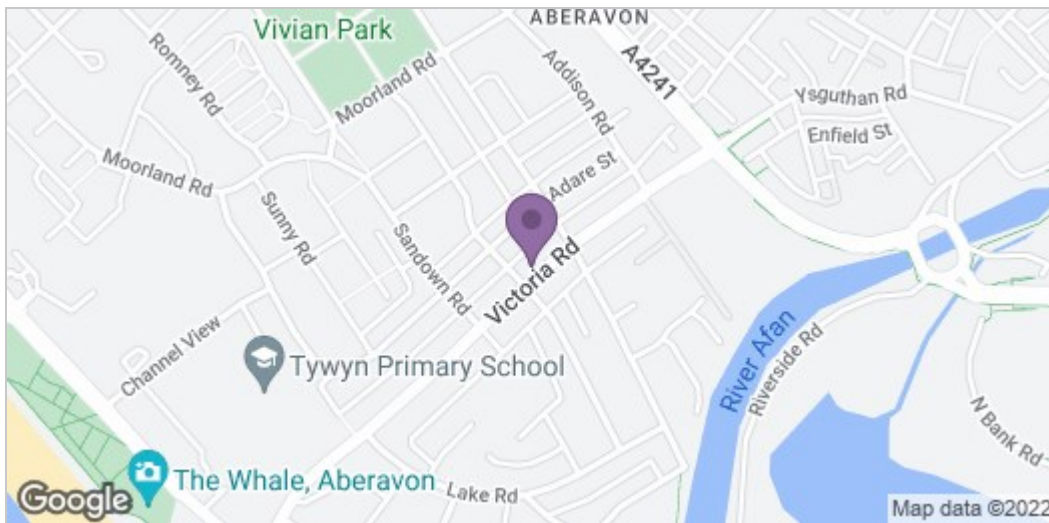
Front Garden

Enclosed garden, access via gate, paved patio area.

Rear Garden

Fully enclosed rear garden, lawn area, access to the rear lane via gate.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

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