

71 Commercial Road, Port Talbot, SA13 1LP Open To Offers £76,000

INVESTMENT OPPORTUNITY!!...TENANT IN SITU!!...Pennaf Premier are pleased to offer for sale this three bedroom terraced property within Taibach.

The property briefly comprises of two reception rooms, kitchen and utility room on the ground floor. To the first floor there are three bedrooms and bathroom. The property benefits from having an attic room, enclosed rear courtyard garden and garage. To arrange a viewing please call Pennaf Premier on 01639 760033.

Entrance Outer Hallway

Entrance via Upvc front door into hallway, laminate flooring, emulsion walls, doors leading to other rooms.

Reception One

11'8" x 11'0" (3.573 x 3.373)

Laminate flooring, emulsion walls, front facing window, cupboards in alcoves housing electric and gas meters, radiator.



Bedroom Two

9'10" x 7'2" (2.998 x 2.201)

Carpet, emulsion walls, radiator, central light, front facing window.

Hallway

Laminate floor, emulsion walls, central light, under stair cupboard.

Reception Two

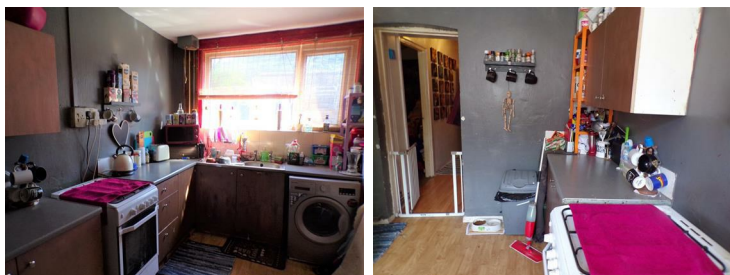
10'1" x 8'0" (3.092 x 2.461)

Carpet, emulsion walls. central light, rear facing window,

Kitchen

11'10" x 8'10" (3.608 x 2.702)

Wall and base units with laminate work tops, space for gas cooker, space for fridge freezer, inset stainless steel sink, rear facing window, door to utility room.



Bedroom Three

7'8" x 10'9" (2.357 x 3.297)

Carpet, emulsion walls, radiator, central light, rear facing window.

Utility Room

9'8" x 6'5" (2.947 x 1.961)

Emulsion walls, vinyl flooring, door giving access to rear garden.

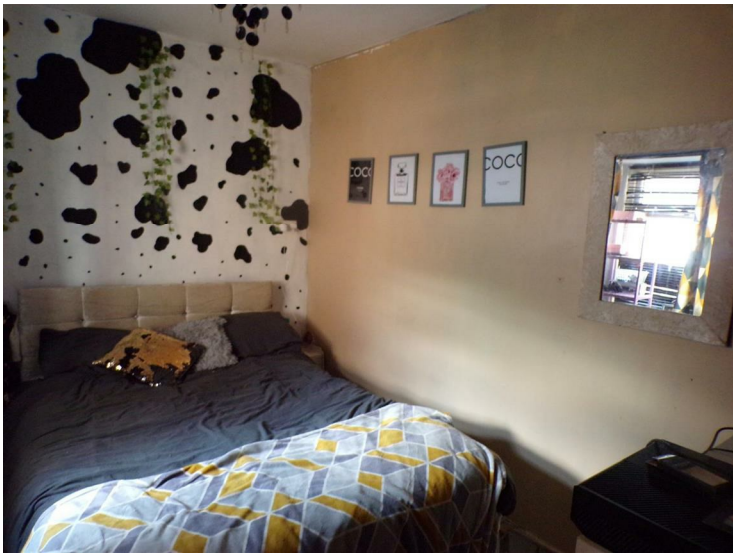
Stairs and Landing

Carpet to the stairs and landing, emulsion walls.

Bedroom One

7'6" x 14'0" (2.293 x 4.270)

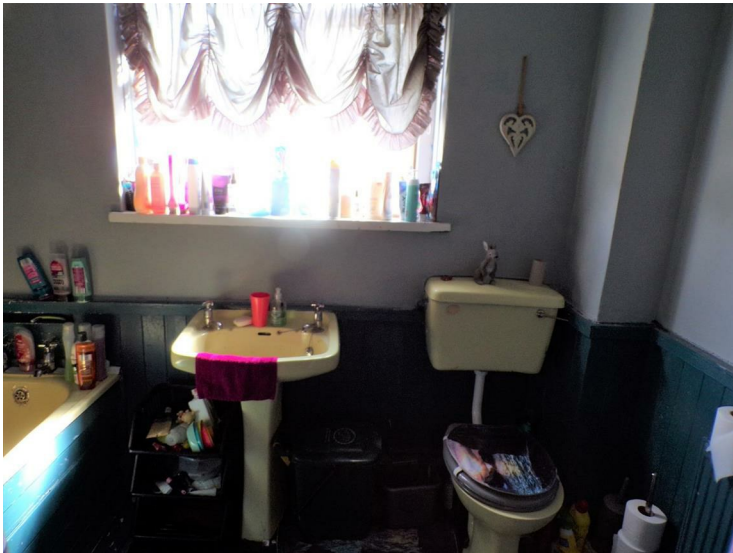
Carpet, emulsion walls, radiator, central light, front facing window.



Bathroom

8'10" x 5'7" (2.712 x 1.723)

Panelled bath with shower over, pedestal wash hand basin, W.C., radiator, central light, rear facing window.



Stairs to Attic Room

Stairs leading up to the attic room.

Attic Room

15'8" x 17'5" (4.789 x 5.312)

Carpet, emulsion walls.



External



Rear Garden

Enclosed courtyard garden, rear lane access.



Garage

Garage to the rear - access to the garden.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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