



11 Rees Street, Port Talbot, SA12 6HB

£65,000

CASH BUYERS ONLY!! Leasehold property - The vendor has advised 11 years left on the lease. Pennaf Premier are pleased to offer for sale this EXTENDED three bedroom END terraced property which is within walking distance of St Joseph's RC Comprehensive and Junior School and Sandfield's primary School.

The property benefits from a large through reception room, kitchen/diner and family bathroom to the ground floor and to the first floor, three bedrooms and an attic room.

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.

Entrance Hallway

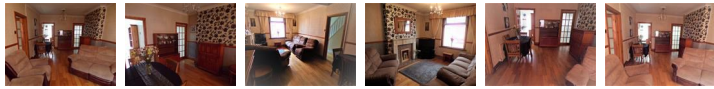
Entrance via Upvc front door into hallway. engineered solid wood flooring, emulsion walls with coving to ceiling, radiator, central light, stairs to first floor, door leading into reception room, gas meter is located in the hallway.



Reception Room

11'0" x 23'1" (3.367 x 7.056)

Large through reception room with front facing Upvc double glazed window with wooden Venetian blinds, continuation of engineered wood flooring, wallpaper walls with coving to ceiling, dado rail, feature wallpaper wall, radiator, two central lights, feature fireplace with marble hearth, doors leading to other rooms.



Kitchen/Diner

17'8" x 9'4" at widest point (5.400 x 2.863 at widest point)

L shape kitchen comprising of wall and base units, laminate work tops, space for gas cooker with tiled splash back, inset stainless steel sink and drainer with mixer tap, space and plumbing for automatic washing machine, tiled floor, Respetex walls, radiator, two central lights, rear facing Upvc double glazed window with wooden Venetian blinds, rear facing Upvc door with obscure glass.



Inner Lobby

Tiled floor, Respetex walls, door leading to bathroom.

Family Bathroom

7'0" x 8'0" at widest point (2.156 x 2.449 at widest point)

Four piece suite comprising of panelled bath, low level W.C., inset vanity wash hand basin with cabinet below, shower enclosure with electric "Triton" shower, tiled floor, radiator, central light, rear facing Upvc double glazed window with obscure glass and wooden Venetian blind.



FIRST FLOOR

Stairs and Landing

Carpet to the stairs and landing, emulsion walls with coving to ceiling, central light, loft access.



Bedroom One

10'9" x 11'6" (3.277 x 3.510)

Laminate flooring, wallpaper walls with coving to ceiling, dado rail, radiator, built in wardrobes with sliding mirrored doors, overhead cupboards, front facing Upvc double glazed window with wooden Venetian blinds.



Bedroom Two

10'9" x 15'0" (3.277 x 4.589)

Carpet, emulsion walls, radiator, two central lights, two rear facing Upvc double glazed windows, built in storage cupboard, cupboard housing combi boiler.



Bedroom Three

7'6" x 6'6" (2.298 x 1.990)

Laminate flooring, wallpaper walls, radiator, central light, front facing Upvc double glazed window with wooden Venetian blind.



Attic Room

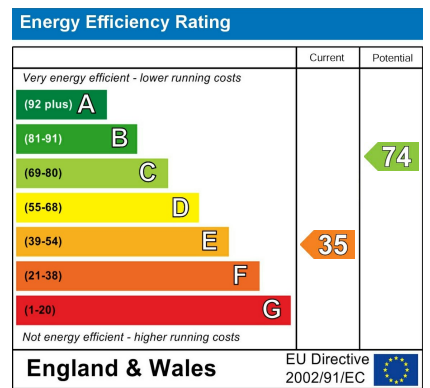
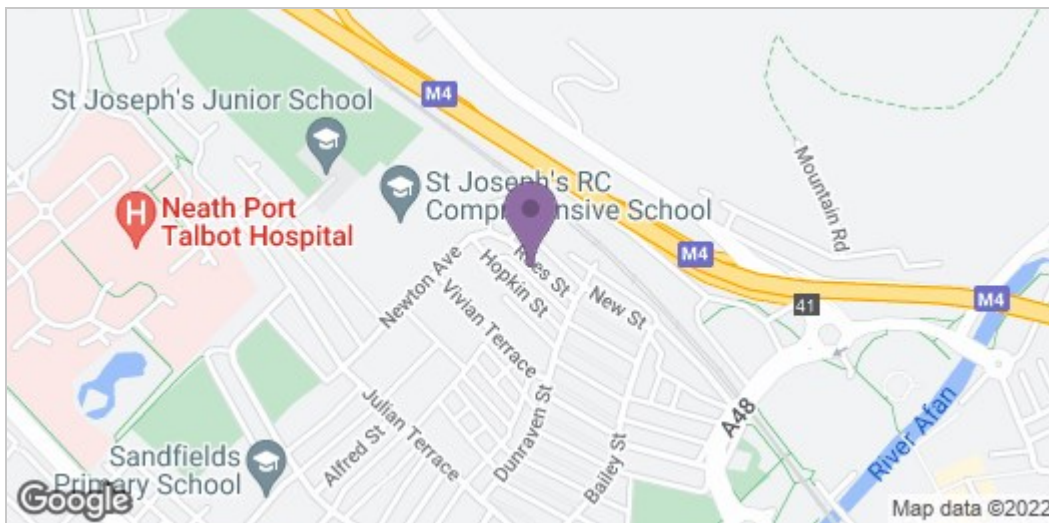
Access attic room via pull down ladder, emulsion walls, central light, two rear facing Velux windows.

External



Rear Garden

Concrete paviour courtyard with wrought iron rear gate access to rear lane and side gate access from front to rear garden. Flat roof will need replacing.



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.