



37 Hopkin Street, Port Talbot, SA12 6HA

£97,950

OPEN PLAN LIVING!!!...VIEWING HIGHLY RECOMMENDED!!!...GARAGE!!

Pennaf Premier are pleased to offer for sale this **END TERRACE PROPERTY** with the added benefit of a garage which is within walking distance of St Joseph's RC Comprehensive and Junior School and Sandfield's Primary School.

The property briefly comprises of two reception rooms, kitchen and bathroom to the ground floor and three bedrooms to the first floor and enclosed rear courtyard garden and garage.

The property is close to local amenities, schools and the town centre, making an ideal family home. To arrange a viewing please contact our office on 01639 760033.

Entrance Hallway

Enter via Oak Laminate Upvc front door into hallway. Emulsion walls, electric meter and consumer unit, door leading into hallway.

Hallway

Hallway opens out, into the second reception room. Carpet, emulsion walls, radiator, central light.

Reception One

12'3" to alcoves x 10'3" (3.754 to alcoves x 3.144)

Front facing Upvc double glazed window, carpet, emulsion walls, radiator, cupboard housing gas meter.



Reception Two

11'0" x 16'1" to alcoves (3.367 x 4.914 to alcoves)

Open plan to the kitchen, rear facing Upvc double glazed window, carpet, emulsion walls, radiator, feature fireplace with electric fire, staircase to the first floor.



Kitchen

8'9" x 11'6" (2.681 x 3.514)

Fitted kitchen comprising of wall and base units in beech effect with contrasting laminate work tops, integrated electric oven with gas hob and overhead extraction, inset stainless steel sink and drainer with mixer tap with tiled splash back, space for washing machine, space for fridge freezer, tiled floor, emulsion walls, integrated spot lighting, side facing Upvc double glazed window, side facing Upvc door with obscure glass giving access to rear garden.



Stairs and Landing

Carpet, emulsion walls, central light, doors giving access to other rooms.

Bedroom One

9'10" x 12'9" (3.002 x 3.901)

Carpet, emulsion walls, radiator, central light, loft access, built in storage cupboard, rear facing Upvc double glazed window.



Bedroom Two

11'8" x 9'6" to alcoves (3.578 x 2.917 to alcoves)

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



Bedroom Three

6'2" x 8'6" (1.903 x 2.616)

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

Family Bathroom

8'10" x 6'9" (2.696 x 2.069)

"L" shape bathroom comprising of panelled bath with tiled splash back, low level W.C., pedestal wash hand basin, part tiled walls with emulsion above, integrated spot lighting, cupboard housing combi boiler, side facing Upvc double glazed window with obscure glass.



External



Rear Garden

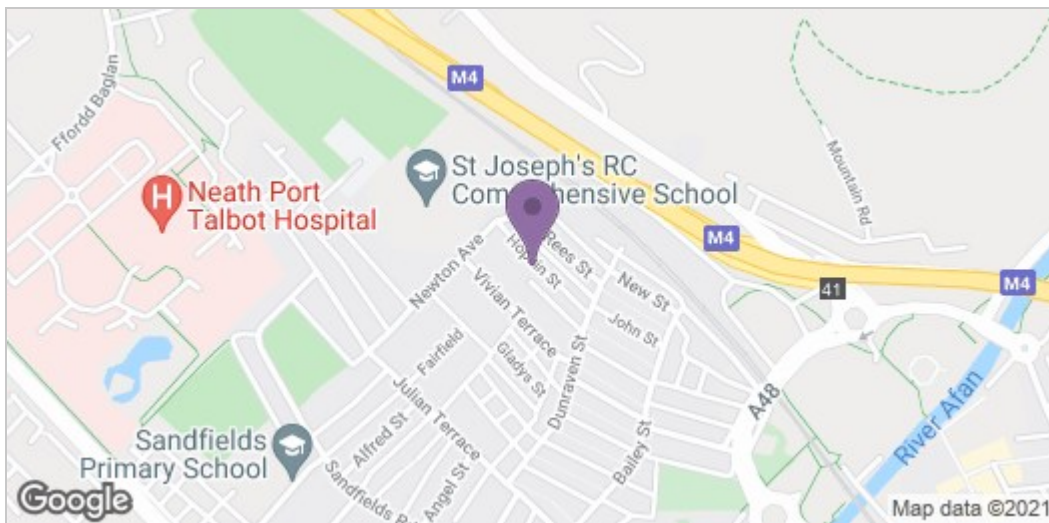
Fully enclosed courtyard garden with patio area and rear gate access to rear lane and children's play area.



Garage

Up and over garage door, rear gate access to rear garden.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	EU Directive 2002/91/EC	
England & Wales		

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.