



## 9 Mayberry Road, Port Talbot, SA12 8DF £125,000

.... REDUCED TO £125,000...Perfect first time buyers!!...Pennaf Premier is pleased to present to the sales market this two/three bedroom semi-detached family home located within a sought-after residential location in Baglan offering enclosed front and rear gardens with side outbuildings. The accommodation comprises of hallway, living room and open plan kitchen/ diner to the ground floor. To the first floor there are two bedrooms which the vendor has made into three bedrooms and a family bathroom.

Close to local amenities and local shops and perfect for the M4 commute.

Viewing is highly recommended. To arrange a viewing please call Pennaf Premier on 01639 760033 to arrange a viewing or alternatively please email [info@pennafpremier.com](mailto:info@pennafpremier.com)



### Entrance Hallway

Enter via Upvc front door with obscure glass into hallway. Carpet, wallpaper walls, dado rail, radiator, central light, doors to other rooms, stairs to first floor, side facing Upvc window.

### Reception Room

11'10" x 11'5" to alcoves (3.620 x 3.502 to alcoves)

Laminate flooring, wallpaper and emulsion walls with dado rail, radiator, feature fire place with electric fire, three front facing Upvc windows.



### Bedroom One

9'11" x 11'1" (3.044 x 3.384)

Laminate flooring, emulsion walls, radiator, central light, rear facing Upvc window.



### Kitchen/Diner

18'2" x 9'11" (5.554 x 3.031)

Fitted kitchen comprising of wall and base kitchens with contrasting laminate work tops, integrated electric oven with gas hob and overhead extraction, space and plumbing for automatic washing machine, inset stainless steel sink and drainer with tiled splash back, laminate flooring, part cladding walls with wallpaper and emulsion above, radiator, two central lights, wall unit housing combi boiler, under stair storage cupboard rear facing Upvc window, rear facing Upvc patio doors giving access to the rear garden, side facing Upvc door giving access to lean to' and two outbuildings.



### Bedroom Two

17'11" x 19'3" at widest point (5.466 x 5.877 at widest point)

Laminate flooring, emulsion walls, feature wallpaper wall, two radiators, two central lights, two front facing Upvc windows. The vendor has divided the room with a stud wall with access via bi fold door therefore could be used as two rooms, see measurements - 2.569 x 2.960 and 2.897 x 2.917 at the widest point.



### Stairs and Landing

Carpet to the stairs and landing, wallpaper walls with dado rail, central light, side facing Upvc window, doors leading to other rooms.

### Family Bathroom

5'9" x 6'9" (1.769 x 2.069)

Three piece suite comprising of panel bath, low level W.C., pedestal wash hand basin, chrome towel radiator, vinyl flooring, respetex walls, central light, rear facing Upvc window with obscure glass.



## External

### Front Garden

Central pathway, laid to chippings. potential for off road parking.



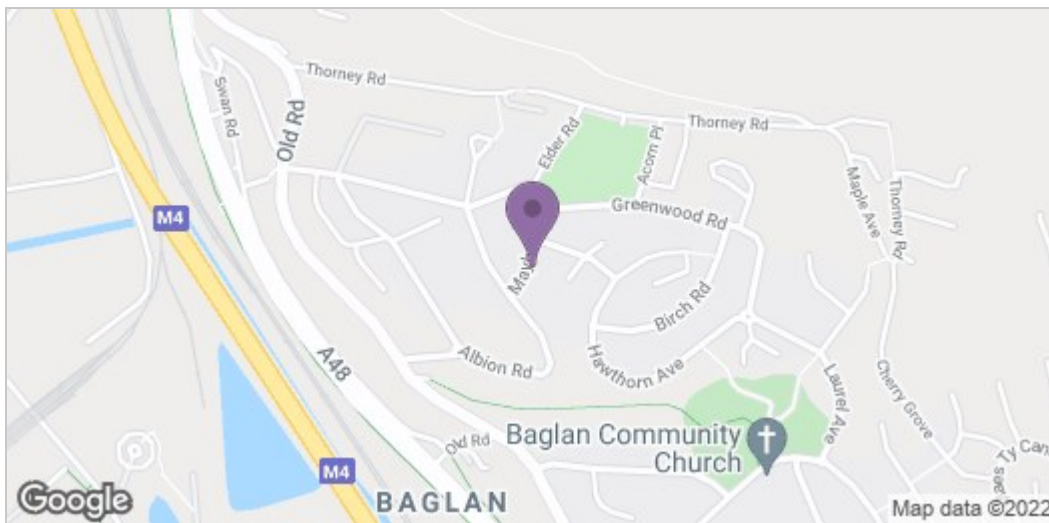
### Lean-To and outbuildings


Lean to' between house and side facing outbuildings - access from front and rear via Upvc doors. two side facing out buildings used for storage.

### Rear Garden

Good size rear garden laid to lawn with central pathway, box hedging with fencing to one side, rear facing wall, raised lawn area, patio area, outside tap.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>59</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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