



4 Glyn Street, Port Talbot, SA12 6NF

£84,995

INVESTMENT OPPORTUNITY!!...TENANT IN SITU!!...Pennaf Premier are pleased to offer for sale this four bedroom terrace house which is ideally located for local schools, town centre, train station and Aberavon beach front.

The property comprises of two reception rooms, kitchen and W.C. to the ground floor, and four bedrooms to the first floor.

The property benefits from being fully double glazed and low maintenance rear garden.

To arrange a viewing please call Pennaf Premier on 01639 760033 or email info@pennafpremier.com to arrange a viewing.

Entrance Hall

Entrance via Upvc front door into outer porch. Tiled flooring, part tiled walls, door leading into hallway.

Hallway

Laminate flooring, emulsion walls, radiator, central light, doors to other rooms, stairs to first floor.

Reception Room One

9'10" x 12'7" (3.022 x 3.856)

Laminate flooring, emulsion walls, radiator, feature fireplace, front facing Upvc double glazed window, cupboard housing gas meter.

Reception Room Two

11'7" x 12'10" (3.556 x 3.933)

Laminate flooring, emulsion walls with coving to ceiling, feature wallpaper walls, electric fireplace, radiator, rear facing Upvc double glazed window, central light.

Kitchen

10'6" x 9'0" (3.224 x 2.767)

Base units with laminate work tops, integrated electric oven with induction hob and overhead extraction, inset stainless steel sink and drainer with mixer tap, space for fridge freezer, space and plumbing for washing machine, laminate flooring, combi boiler, side facing Upvc double glazed window.



Outer Lobby

Marley tile flooring, emulsion walls, central light, side facing door giving access to rear garden.

Stairs and Landing

Carpet to the stairs and landing, wallpaper walls, central light, doors leading to other rooms.

Bedroom One

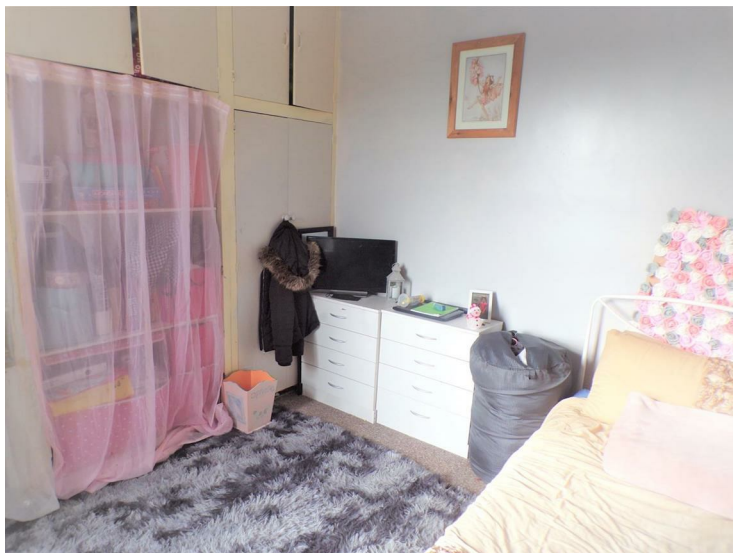
13'3" x 9'1" (4.045 x 2.785)

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

Bedroom Two

9'10" x 8'11" (2.999 x 2.741)

Carpet, emulsion walls, radiator, fitted wardrobes, central light, rear facing Upvc double glazed windows.



Bedroom Three

8'11" x 11'6" (2.732 x 3.507)

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



Bedroom Four

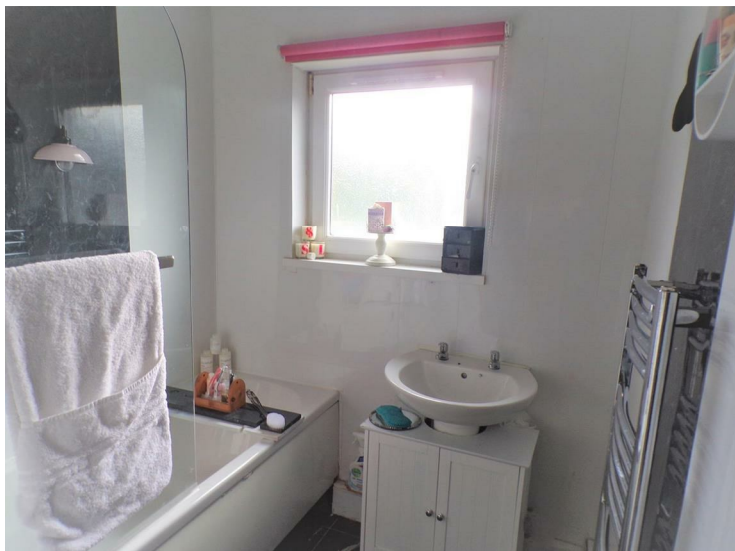
7'1" x 8'3" (2.175 x 2.517)

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

Bathroom

6'0" x 5'5" (1.846 x 1.665)

Panel bath with shower over, pedestal wash hand basin, vinyl flooring, respetex walls, chrome radiator, rear facing Upvc double glazed window with obscure glass, central light.



W.C.

5'11" x 4'3" (1.818 x 1.297)

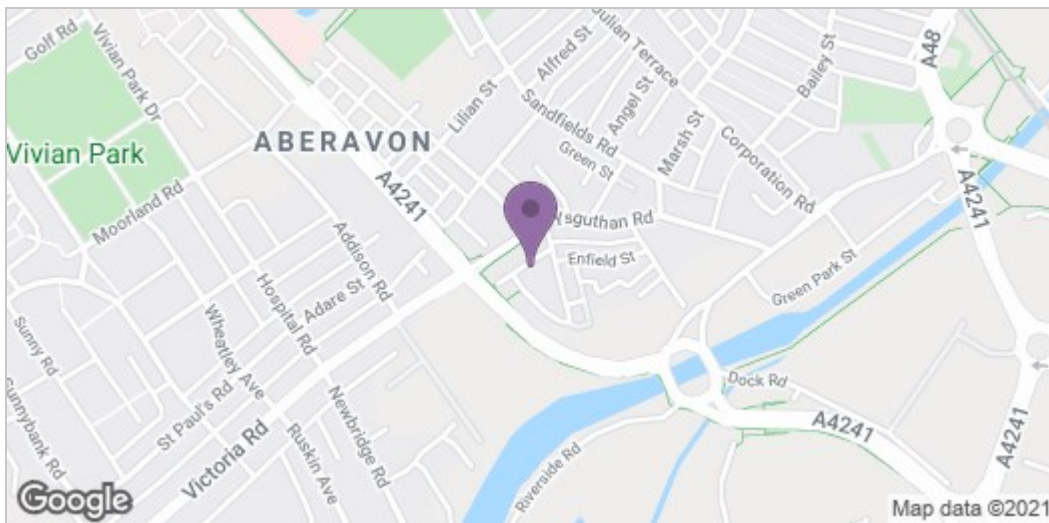
Low level W.C., pedestal wash hand basin, respetex walls, central light, rear facing Upvc double glazed window with obscure glass.


External



Rear Garden

Fully enclosed, paved rear garden



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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