



## 17 Alexandra Street, Port Talbot, SA12 6EE

**£80,000**

...INVESTMENT OPPORTUNITY!!... - Pennaf Premier are pleased to offer for sale with long term tenant in situ, this three bedroom terraced property. The property briefly comprises of two reception rooms, kitchen, utility room and bathroom to the ground floor and three bedrooms to the first floor. There is a fully enclosed rear courtyard with rear lane access. The property is situated in the Aberavon area of Port Talbot and is close to schools, shops and other local amenities.

To arrange a viewing please call Pennaf Premier on 01639 760033.

## GROUND FLOOR

### Outer Hall

Entrance through uPVC front door with opaque glass, walls are part tiled with emulsion above, stain glass door to hallway.

### Hallway

Carpet, paper and emulsion walls, radiator, doors leading to reception rooms.

### 1st Reception

3.05m x 3.79m (10' x 12' 5") Carpet, double glazed window to the front, two alcoves, picture rail, radiator, paper and emulsion walls.

### 2nd Reception

4.02m x 3.43m (13' 2" x 11' 3") Double glazed window to the rear, carpet, two storage cupboards, radiator, picture rail. Door leading to the kitchen.

### Kitchen

Vinyl floor, walls are tiled halfway with emulsion above, radiator, combination of wall and base units with contrasting laminate work surface, space for cooker, stainless steel sink and drainer with hot and cold taps, double glazed window to the side, understair storage cupboard.

### Outer Lobby

Tiled floor, tiled walls, loft access, doors leading to other rooms.

### Bathroom

1.93m x 2.92m (6' 4" x 9' 7") Vinyl floor, emulsion walls, shower over panelled bath, pedestal sink with tile splashback, W.C., emulsion walls, double glazed window with opaque glass to the rear.

### Utility Room

3.09m x 2.10m (10' 2" x 6' 11") Tiled floor, tiled walls, space for washing machine and tumble dryer, space for fridge freezer, stainless steel sink and drainer with hot and cold water taps, combi boiler, double glazed window to the rear, uPVC door to the rear.

## FIRST FLOOR

### Landing

Carpet to the stairs and landing, paper and emulsion walls, doors leading to the bedrooms.

### Bedroom One

2.86m x 3.60m (9' 5" x 11' 10") Carpet, paper and emulsion walls with coving to ceiling, radiator, double glazed window to the front.

### Bedroom Two

2.05m x 2.54m (6' 9" x 8' 4") Carpet, paper and emulsion walls, radiator, loft access, double glazed window to the front.

### Bedroom Three

2.92m x 3.57m (9' 7" x 11' 9") Carpet, paper and emulsion walls, radiator, double glazed window to the rear.

## REAR GARDEN

### Rear Garden

Fully enclosed low maintenance paved courtyard, rear lane access via wooden gate.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			87
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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