



14 East Street, Port Talbot, SA13 2YG

£89,995

BACK ON THE SALES MARKET!!...Investment opportunity!!... - Pennaf Premier are pleased to offer for sale with tenant already in situ, this well presented three bedroom terraced property in the semi rural area of Goytre. Close to Port Talbot Town Centre and the M4 corridor. The property briefly comprises of reception room and well proportioned kitchen to the ground floor and three bedrooms and bathroom to the first floor. The property also offers an enclosed garden to the rear with rear lane access. To arrange a viewing please call Pennaf Premier on 01639 760033.

GROUND FLOOR

Entrance Hall

Entrance via Upvc front door into hallway, carpet to the floor, wallpaper and emulsion walls with coving to ceiling, central light, door to reception room.

Reception Room

11'7" x 19'3" (3.54 x 5.87)

Front and rear facing Upvc double glazed windows, carpet, feature wallpaper wall with coving to ceiling, emulsion walls, radiator, two central lights, two storage cupboards, stairs to first floor, door to the kitchen.



Kitchen

8'0" x 12'4" (2.46 x 3.78)

Well proportioned kitchen, vinyl flooring, emulsion walls, coving to ceiling, central light, large uPVC double glazed window to the rear, uPVC door to the side, radiator, wall and base units with contrasting laminate surface, stainless steel sink and drainer, tiled splashback, space for fridge freezer, space for washing machine, space for stand alone cooker.



FIRST FLOOR

Stairs and Landing

Carpet to the stairs and landing with wrought iron balustrade, wallpaper and emulsion walls, doors leading to the other rooms.



Bedroom One

9'4" x 8'5" (2.86 x 2.59)

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



Bedroom Two

10'4" x 7'10" (3.17 x 2.39)

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



Bedroom Three

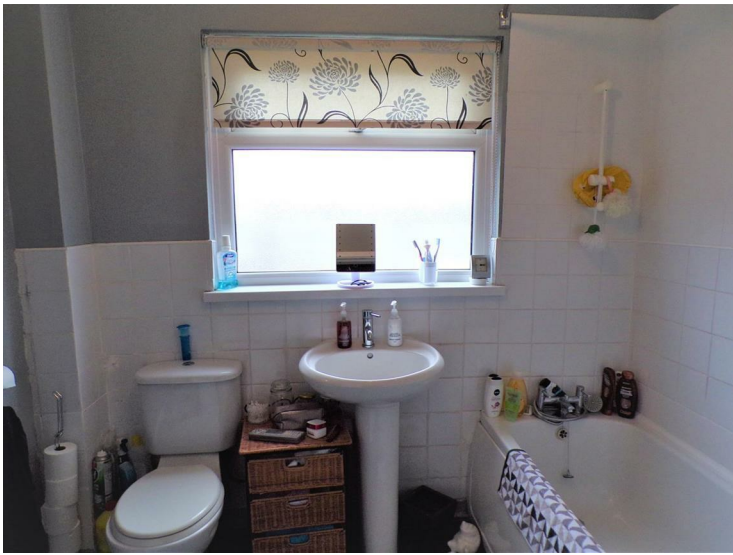
6'11" x 7'1" (2.109 x 2.169)

Carpet, wallpaper and emulsion walls, radiator, front facing Upvc double glazed window, central light. This room is currently used as a dressing room.

Bathroom

6'2" x 8'1" (1.89 x 2.47)

Vinyl flooring, shower over bath, W.C., pedestal sink, tile splash back and wall, radiator, combi boiler, Upvc double glazed window with opaque glass to the rear.



EXTERNAL



Rear Garden

Fully enclosed rear garden with rear lane access, paved path with mature shrubs and cotswold stones.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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