



## **17 St Marys Street, Port Talbot, SA12 6DU**

**£85,000**

STEP ONTO THE PROPERTY LADDER!!.....IDEAL FIRST TIME PURCHASE!!...A great opportunity to purchase this three bedroom terraced property in the Aberavon area of Port Talbot. The property has one through reception room, good size kitchen and bathroom to the ground floor and three bedrooms to the first floor.

The property benefits from being within walking distance to Port Talbot town centre, local shops and schools.

Please call Pennaf Premier on 01639 760033 to arrange a viewing.

## GROUND FLOOR

### Inner Porch

Entrance via the front door into inner hallway, vinyl flooring, emulsion walls, central light, door leading to lounge.

### Lounge

20'11" x 13'3" (6.397 x 4.055)

Large through reception room, carpet, emulsion walls, two radiators, two central lights, under stair cupboard, cupboards housing meters, front and rear facing windows, stairs to first floor.



### Kitchen

9'0" x 10'2" (2.759 x 3.105)

Wall and base units, inset stainless steel sink and drainer with mixer tap, space for gas cooker, space and plumbing for washing machine, side facing Upvc double glazed window and door giving access to rear garden, vinyl flooring, radiator, central light, loft access.



### Bathroom

6'1" x 10'2" (1.864 x 3.102)

Panelled bath, pedestal wash hand basin, low level W.C, part tiled walls, emulsion walls, vinyl flooring, cupboard housing combi boiler, rear facing Upvc double glazed window with obscure glass.



## FIRST FLOOR

### Stairs and Landing

Carpet to the stairs and landing, emulsion walls, central light, rear facing window, loft access.



### Bedroom One

12'0" x 8'8" (3.673 x 2.652)

Carpet to the floor, emulsion walls, radiator, central light, front facing window.



### Bedroom Two

10'4" x 8'5" (3.156 x 2.581)

Carpet to the floor, emulsion walls, radiator, central light, rear facing window.



### Bedroom Three

8'10" x 7'0" (2.696 x 2.153)

Carpet to the floor, emulsion walls, radiator, central light, front facing window.



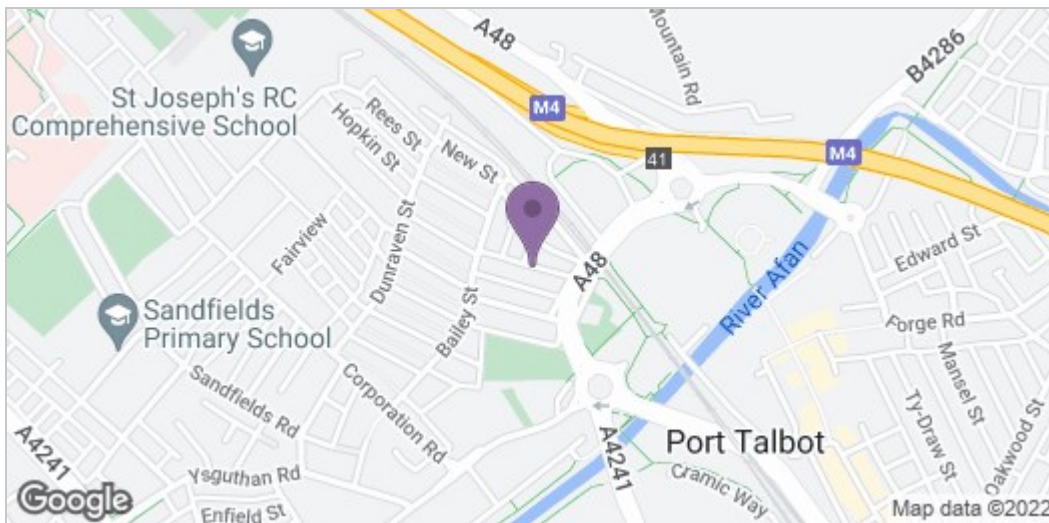
## EXTERNAL



## Rear Garden

Fully enclosed rear garden laid to lawn with pathway to the rear with rear gate access to the rear lane.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	
(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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