



8 John Street, Port Talbot, SA12 6EB

Offers Over £115,000

IDEAL INVESTMENT PROPERTY OR FIRST TIME BUY..... Pennaf Premier Properties Ltd are pleased to offer for sale with no chain, this three bedroom property in Aberavon area of Port Talbot. The property comprises of a spacious through reception room, fully fitted modern kitchen and good size bathroom to the ground floor and three bedrooms to the first floor. To the rear there is a fully enclosed garden with lane access. The property is walking distance to the town centre and local schools. Please call to arrange a viewing on 01639 760 033.

GROUND FLOOR

Porch Entrance

Entrance through uPVC front door into outer hallway, mosaic tile flooring, wood clad walls.

Hallway

Laminate flooring, textured walls with coving to ceiling, radiator, central light, original cornice, stairs to first floor.

Lounge

20'10" x 11'5" (6.37 x 3.50)

Laminate flooring, emulsion walls with coving to ceiling, two radiators, two central lights, front and rear facing uPVC double glazed windows, feature fireplace and surround with alcoves either side.

Kitchen/Diner

11'6" x 8'11" (3.51 x 2.74)

Fully fitted kitchen with wall and base units with wood effect laminate work tops over with tiled splash back, integrated electric fan oven with gas hob and extraction above, integrated stainless steel sink and drainer with mixer tap plumbing for washing machine, tiled floor, emulsion walls, radiator, central light, side facing uPVC double glazed window.

Outer Lobby

Tiled floor, respetex walls, central light, door to bathroom, side facing uPVC door with opaque glass giving access to rear garden.

Bathroom

8'3" x 6'2" (2.53 x 1.90)

Three piece bathroom suite comprising of panelled bath with electric "Mira" shower over, Pedestal sink, W.C., Respetex walls, radiator, central light, rear facing uPVC double glazed window.

FIRST FLOOR

Stairs & Landing

Carpeted stairs and landing with balustrade banister, emulsion walls, central light, loft access, doors leading to other rooms.

Bedroom One

15'2" x 9'3" (4.64 x 2.84)

Carpet, wall paper walls with coving to ceiling, radiator, central light with original ceiling rose, two front facing uPVC double glazed windows.

Bedroom Two

9'1" x 11'3" (2.78 x 3.43)

Carpet, emulsion walls with coving to ceiling, radiator, rear facing turn and tilt uPVC double glazed window.

Bedroom Three

8'8" x 8'11" (2.65 x 2.73)

Carpet, emulsion walls with coving to ceiling, radiator, central light, side facing uPVC double glazed window, built in cupboard housing combi boiler.

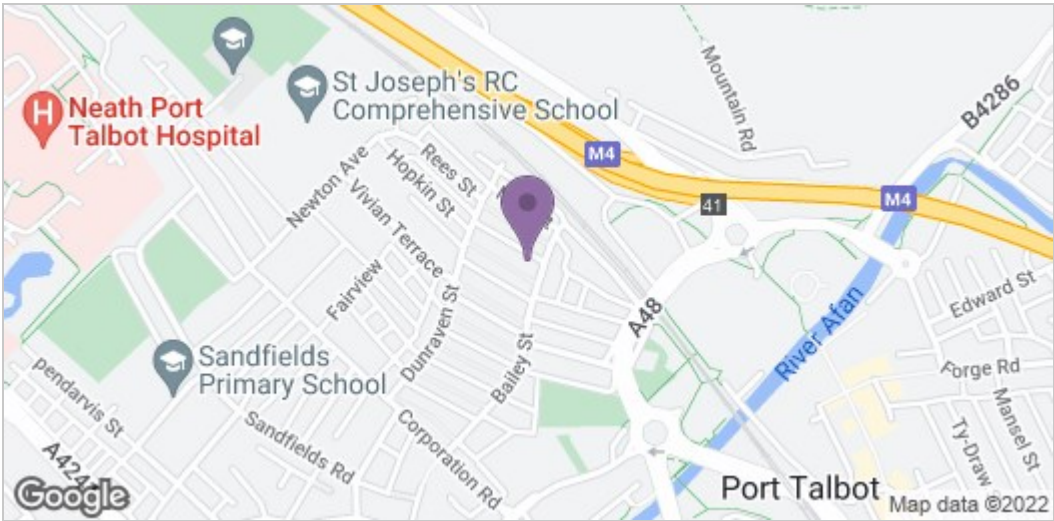
OUTSIDE

Rear Garden

Fully enclosed courtyard garden with rear lane access.

Other

These photographs were taken when the property was vacant. Tenant is living in the property at the moment but will be vacating prior to completion.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		62
(55-68) D		
(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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