

47 Talbot Road, Port Talbot, SA13 1HN

£120,000

Investment property!!...Tenant in Situ!!...Pennaf Premier Sales and Lettings are pleased to offer for sale this three bedroom end terraced property situated in Port Talbot Central. Its a short walk to Port Talbot town centre and train station and close to M4. The property consists of two reception rooms and kitchen on the ground floor and three bedrooms and bathroom to the first floor. There is a small enclosed courtyard garden to the rear with rear gate access to the rear lane. the property also benefits from a side gate access to the rear garden. To arrange a viewing please call the office on 01639 760033.

GROUND FLOOR

Entrance Hallway

Entrance via uPVC front door into hallway, laminate flooring, emulsion walls, coving to the ceiling, picture rail, radiator, stain glass window to the front, stairs to first floor.

1st Reception

12'7" x 11'5" (3.85 x 3.5)

Large front facing Upvc double glazed bay window, carpet, emulsion walls with coving to the ceiling, radiator, central light.



2nd Reception

11'5" x 14'1" (3.50 x 4.30)

Large rear facing uPVC double glazed bay window, emulsion walls with coving to ceiling, radiator, central light, feature fireplace.



Kitchen

15'5" x 7'6" (4.70m x 2.30m)

Combination of wall and base units in Beech effect with contrasting laminate work surface, tile splash back, stainless steel sink with drainer, space for cooker, space for fridge/freezer, Side facing uPVC door giving access to the rear and side facing uPVC double glazed window.



FIRST FLOOR

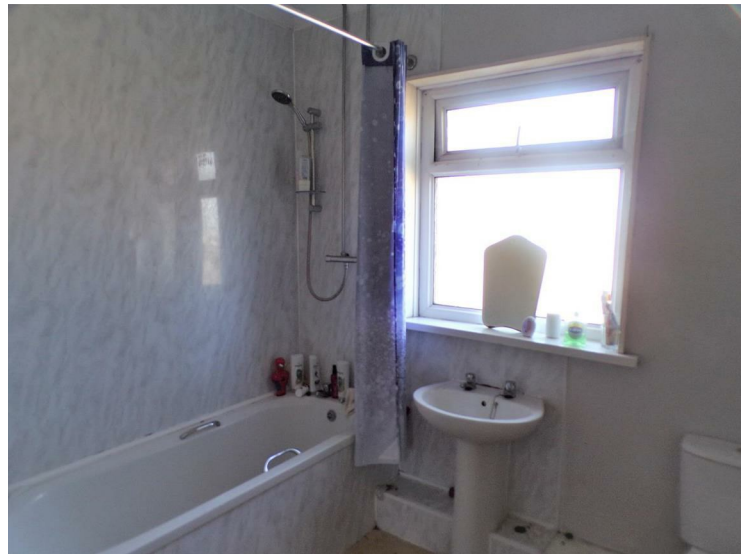
Stairs and Landing

Carpet to the stairs and landing, doors leading to other rooms.

Bathroom

8'2" x 8'6" (2.50m x 2.60m)

Vinyl floor, emulsion walls, radiator, rear facing uPVC double glazed window with opaque glass,, W.C., Pedestal wash hand basin with tile splash back, shower over panelled bath.



Bedroom One

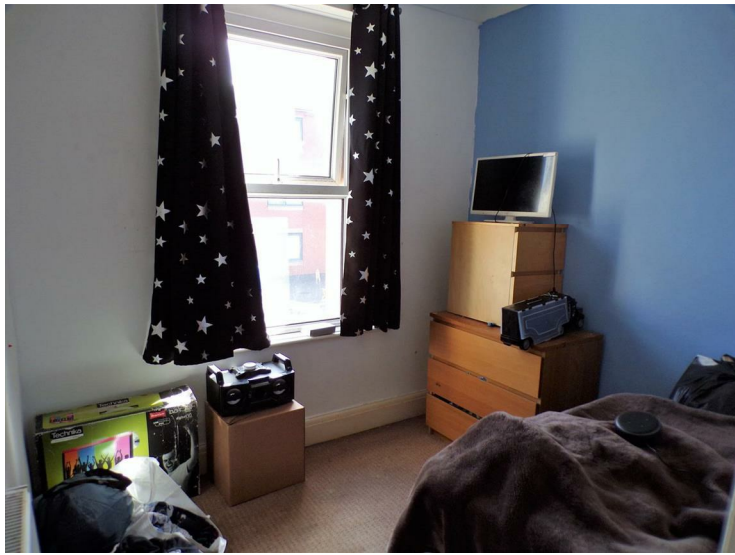
12'9" x 10'2" (3.90m x 3.10m)

Large front facing uPVC double glazed bay window, carpet, emulsion walls with coving to ceiling, radiator, central light.

Bedroom Two

12'5" x 10'2" (3.80m x 3.10m)

Large rear facing Upvc double glazed window, carpet, emulsion walls with coving to ceiling, radiator, central light.



Bedroom 3rd

8'6" x 7'6" (2.60m x 2.30m)

Front facing Upvc double glazed window, carpet, emulsion walls with coving to ceiling, radiator, central light.

EXTERNAL



Front Garden

Pathway to front door with small enclosed frontage and side gate access to rear garden.

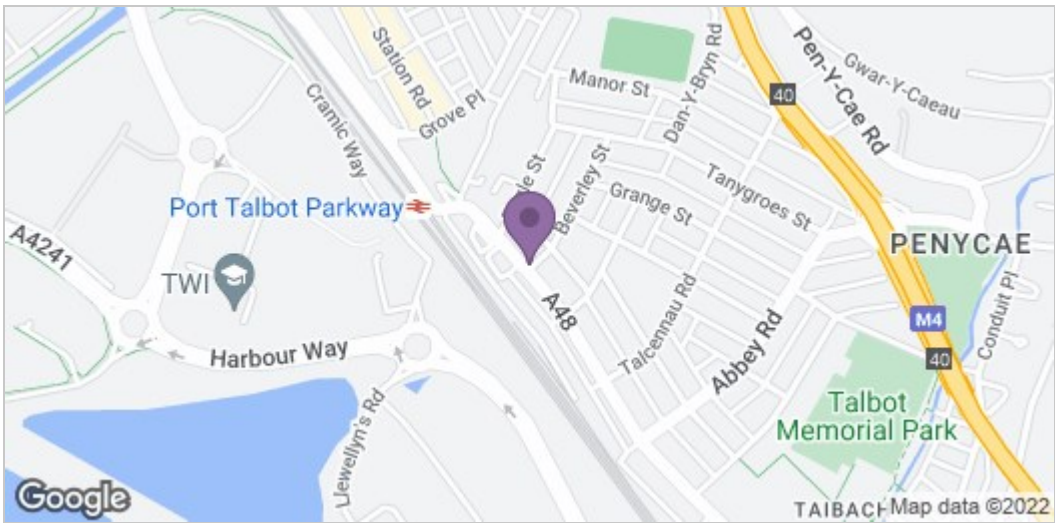
Other


Please note not all photographs relate to this tenancy.



Rear Garden

There is a low maintenance fully enclosed courtyard garden with side and rear gate access.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

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