8 Gwendoline Street, Port Talbot, SA12 6ED
£120,000

Pennaf Premier are pleased to offer For Sale this three bedroom mid terrace property situated within walking distance of Port Talbot town centre. The property benefits from having an upstairs shower room as well as a downstairs bathroom.
The property briefly comprises to the ground floor entrance porch, hallway, large through lounge /diner, kitchen, outer lobby and bathroom. To the first floor there are three bedrooms and a shower room. Externally there is a low maintenance garden with rear lane access.
To arrange a viewing please call our office on 01639 760033 or alternatively email info@pennafpremier.com

Entrance Porch

Entrance via Upvc front door with obscure glass insert into outer porch, respetex walls, vinyl flooring, central light, door leading to hallway.

Hallway

Continuation of vinyl flooring, original cornice and coving to ceiling, radiator, central light, stairs to first floor, opening to lounge.

Lounge /Dining room

20'11" x 13'2" to widest point (6.388 x 4.027 to widest point)

Carpet, feature wall paper walls with coving to ceilings, two radiators, two central lights, front and rear facing Upvc double glazed windows with vertical blinds, contemporary fire place with modern electric fire, cupboard housing gas meter, cupboard housing consumer unit, under stair storage cupboard, door leading to kitchen.

Kitchen

12'1" x 8'11" (3.690 x 2.722)

Fitted kitchen comprising of wall and base units with contrasting laminate worktops, integrated electric oven with gas hob and overhead extraction, inset one and half sink and drainer with mixer tap, tiled splash back, space for fridge freezer, space for washing machine, space for tumble dryer, side facing Upvc double glazed window, radiator, opening to outer lobby.


Outer Lobby

Continuation of tiled flooring, emulsion walls, central light, door leading to bathroom, side facing Upvc door with obscure glass giving access to the rear garden.

Bathroom

8'8" x 6'3" (2.660 x 1.922)

Three piece bathroom suite comprising of panelled bath with shower over and glass screen, low level W.C., pedestal wash hand basin with mixer tap, vinyl flooring, respetex walls with coving to ceiling, radiator, rear facing Upvc double glazed window with vertical blinds, Worcester combi boiler.
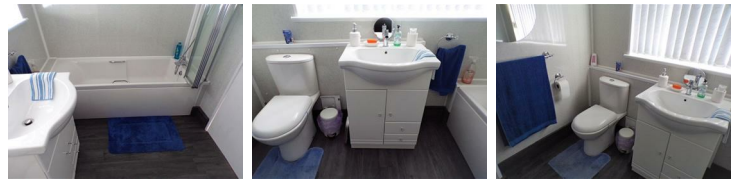
FIRST FLOOR

Stairs and Landing

Carpet, feature wallpaper wall with coving to ceiling, central light, built in storage cupboard, loft access.

Bedroom One

9'9" x 15'9" to alcoves (2.983 x 4.804 to alcoves)

Carpet, feature wallpaper wall with original coving to ceiling, radiator, central light, two front facing Upvc double glazed windows with vertical blinds.

Bedroom Two

10'10" x 9'3" (3.306 x 2.832)

Laminate flooring, wallpaper walls with original coving, radiator, central light, rear facing Upvc double glazed window with vertical blinds.

Bedroom Three

8'10" x 7'2" (2.714 x 2.187)

Laminate flooring, emulsion walls, feature wallpaper walls, radiator, side facing Upvc double glazed window with vertical blinds, loft access.

Shower Room

4'6" x 5'11" to widest point (1.3815 x 1.824 to widest point)

Corner shower cubicle with "Triton" electric shower, inset vanity sink with cabinet below, low level W.C, vinyl flooring, tiled walls with emulsion above, chrome towel radiator, side facing Upvc double glazed window with obscure glass and vertical blinds.
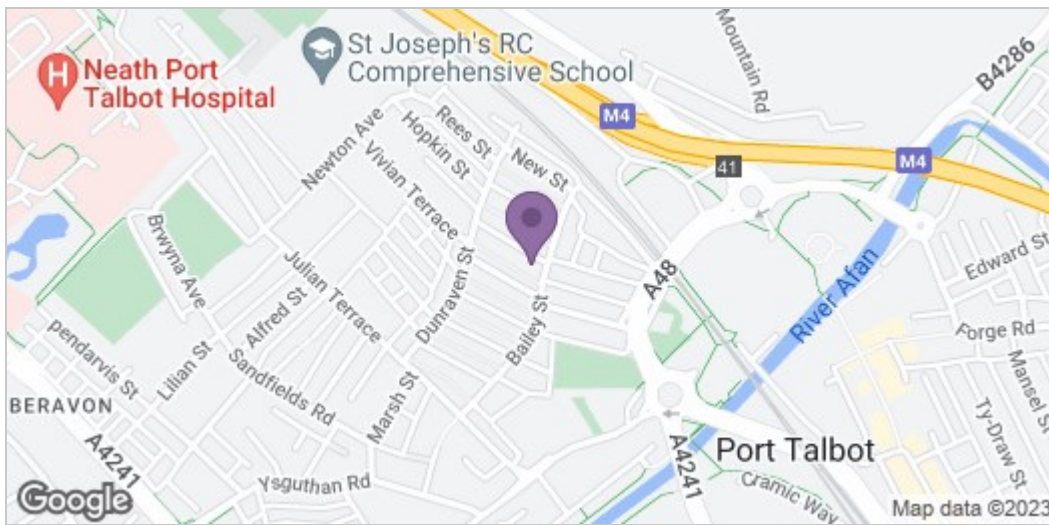
EXTERNAL

Rear Garden

Fully enclosed rear paved garden with designated patio area, rear gate access to rear lane, storage outbuilding.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	70	
(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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

34 Station Rd, Port Talbot, SA13 1JS
T. 01639 760 033 | **E.** info@pennafpremier.com
www.pennafpremier.com