



1 Ffrwd-Wyllt Street, Port Talbot, SA13 1TH

£115,000

END TERRACE PROPERTY!!!...WITHIN WALKING DISTANCE OF LOCAL SHOPS!!!...TALBOT MEMORIAL PARK AT END OF THE STREET!!!...Pennaf Premier are pleased to offer for sale this end terrace property ideally located in the popular Taibach area of Port Talbot.

The property briefly comprises of a hallway, large through reception room, downstairs W.C., kitchen and second reception room to the ground floor and two double bedrooms and a large shower room to the first floor. The property benefits from a low maintenance rear garden. Ideally located for the M4 commute.

Viewing is highly recommended to arrange a viewing please call Pennaf Premier on 01639 760033 or email info@pennafpremier.com.

Entrance Hallway

Entrance via newly fitted Upvc front door into hallway. Original Marley tile flooring, wallpaper walls, radiator, central light, door to lounge, stairs to first floor.



Kitchen

10'1" x 11'3" (3.088 x 3.441)

Wall and base units with contrasting laminate work tops, space for gas cooker, space for washing machine, space for fridge freezer, inset stainless steel sink and drainer, tiled flooring, side facing Upvc double glazed window, side facing Upvc door with obscure glass, door to storage cupboard.



Reception Two

8'11" x 9'0" (2.733 x 2.768)

Carpet, emulsion walls, side facing Upvc double glazed window, rear facing patio doors, radiator, central light.



Reception Room One

21'0" x 13'3" (6.408 x 4.063)

Large through reception room with front, side and rear facing Upvc double glazed windows, wall lights, two radiators, feature fireplace, cupboard housing gas and consumer unit.



Downstairs toilet

Tiled floor, emulsion walls, central light, corner wash hand basin.



First Floor

Stairs and Landing

Wallpaper walls, central light, loft access.



Bedroom One

17'2" x 11'6" (5.244 x 3.506)

Carpet, emulsion walls, radiator, 2 front facing Upvc double glazed windows, built in wardrobes, central light.



Bedroom Two

10'2" x 11'4" (3.102 x 3.457)

Carpet, wallpaper walls, radiator, built in cupboard, side facing Upvc double glazed window, central light.



Shower Room

9'10" x 9'1" (3.003 x 2.775)

Newly fitted walk in shower with rain shower head and respetex enclosure, pedestal wash hand basin, W.C., cupboard housing a Worcester combi boiler, vinyl flooring, radiator, central light, rear facing Upvc double glazed window with obscure glass.

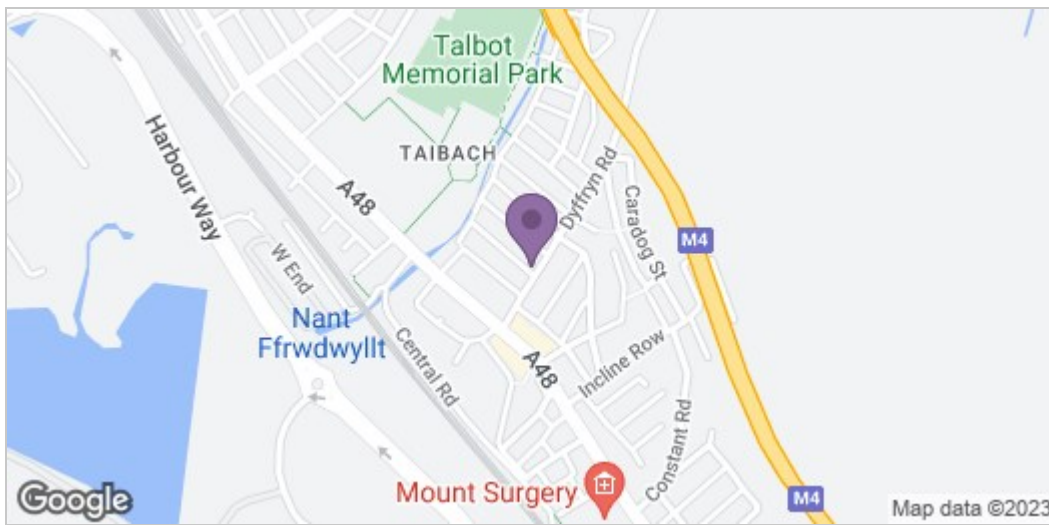


External



Rear Garden

Enclosed low maintenance rear garden with rear lane access.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	61	
(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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