



31 Talbot Road, Port Talbot, SA13 1HN

£130,000

First time buyer or ideal Investment property...Pennaf Premier Sales and Lettings are pleased to offer for sale this three bedroom terraced property situated in Port Talbot Central. Its a short walk to Port Talbot town centre, train station and close to the 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 gate access to the rear lane. To arrange a viewing please call the office on 01639 760033.

GROUND FLOOR

Entrance Hallway

PVC front door into spacious hallway, with carpet to the floor, artex and emulsion walls and ceiling. Central light, window to the front of the property, radiator. Understair storage, access to both reception rooms and kitchen. Stairs leading to the first floor.

Front Reception Room

12'9" x 12'8" (3.898 x 3.874)

Carpet to the floor, emulsion walls, artex to the ceiling, central light, radiator.

Rear Reception Room

14'9" x 11'7" (4.512 x 3.541)

Carpet to the floor, emulsion walls and ceiling, central light, radiator, power points. Patio door giving access to the rear garden.

Kitchen

7'6" x 20'0" (2.292 x 6.105)

Vinyl to the floor with part tiled and emulsion walls. Fitted wall and base units with laminate worktops, space for washing machine, space for integrated hob and oven, space for fridge freezer, extractor hood, single sink, space for dining table and chairs. Window to the rear of the property and rear door giving access to the garden.

FIRST FLOOR

Stairs and Landing

Carpet to the floor, emulsion and artex walls and ceiling, central light, access to the three bedrooms and bathroom.

Bedroom

12'7" x 12'0" (3.848 x 3.673)

Carpet to the floor, emulsion walls and ceiling, radiator, central light, window overlooking the front of the property, power points.

Bedroom

11'10" x 11'11" (3.621 x 3.657)

Carpet to the floor, papered and emulsion walls, central light, radiator, window overlooking the rear garden, power points. Cupboard housing boiler.

Bedroom

7'2" x 7'2" (2.193 x 2.206)

Carpet to the floor, emulsion artex walls and ceiling, central light, window to the front of the property, power points, radiator.

Bathroom

8'7" x 5'8" (2.631 x 1.739)

Fully fitted bathroom suite with low level w.c., pedestal wash basin, bath with shower over, shower screen, laminate tiles to the floor, window to the rear of the property.

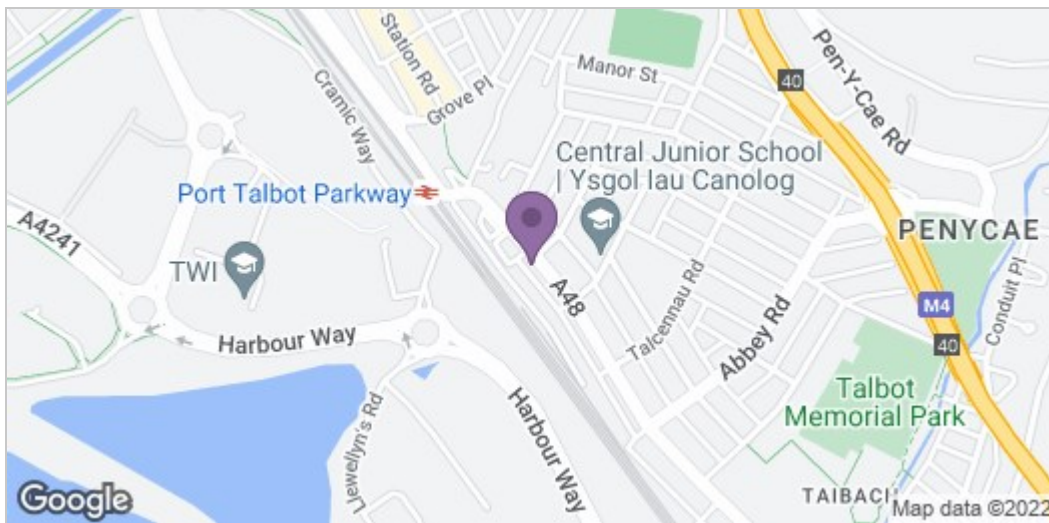
OUTSIDE

Front Garden

Walled front garden with gate and pathway leading to the front door.

Rear Garden

Fully enclosed courtyard with gate giving access to the rear lane. Storage area.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		66	
(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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