



42 Leslie Street, Port Talbot, SA12 6EW

£94,995

Pennaf Premier are pleased to offer For sale this end terraced property in the Old Aberavon area of Port Talbot. The property briefly comprises of hallway, two reception rooms and kitchen to the ground floor and three bedrooms and family bathroom to the first floor.

To the rear there is an enclosed courtyard with double gates with the option for off road parking.

The property is within walking distance to the town centre and local schools. Please call to arrange a viewing on 01639 760 033.

Entrance Porch

Tiled porch, emulsion walls, door with obscure glass insert leading into hallway.

Hallway

Tiled hallway, emulsion walls radiator, access to other rooms.



Front Reception Room

9'10" x 14'2" (3.022 x 4.332)

Tiled floor, emulsion walls, radiator, front facing Upvc double glazed window.



Rear Reception Room

14'8" x 10'3" (4.472 x 3.143)

Tiled floor, emulsion walls, radiator, fire place, rear facing Upvc double glazed window.



Kitchen

9'7" x 12'10" (2.931 x 3.925)

Kitchen comprising of wall and base units in oak with contrasting laminate work tops, tiled splash backs, integrated oven and hob, inset stainless steel sink and drainer, space for washing machine, tiled floor, emulsion walls with coving to ceiling, central light, side facing Upvc door giving access to rear garden, side facing Upvc window.



Stairs and Landing

Staircase to first floor, access to other rooms.

Bedroom One

7'1" x 10'8" (2.170 x 3.264)

Emulsion walls, radiator, central light, front facing Upvc window.



Bedroom Two

10'7" x 12'1" (3.238 x 3.702)

Emulsion walls, radiator, central light, front facing Upvc window.



Bedroom Three

11'5" widest point x 9'7" (3.502 widest point x 2.923)

Emulsion walls, radiator, central light, rear facing Upvc window.





Bathroom

12'4" x 9'9" (3.776 x 2.993)

Bathroom comprising of corner bath, shower cubicle with electric shower, low level W.C., bidet, vanity sink unit, cupboard housing combination boiler, side and rear facing Upvc double glazed window with obscure glass, vinyl flooring, tiled walls.

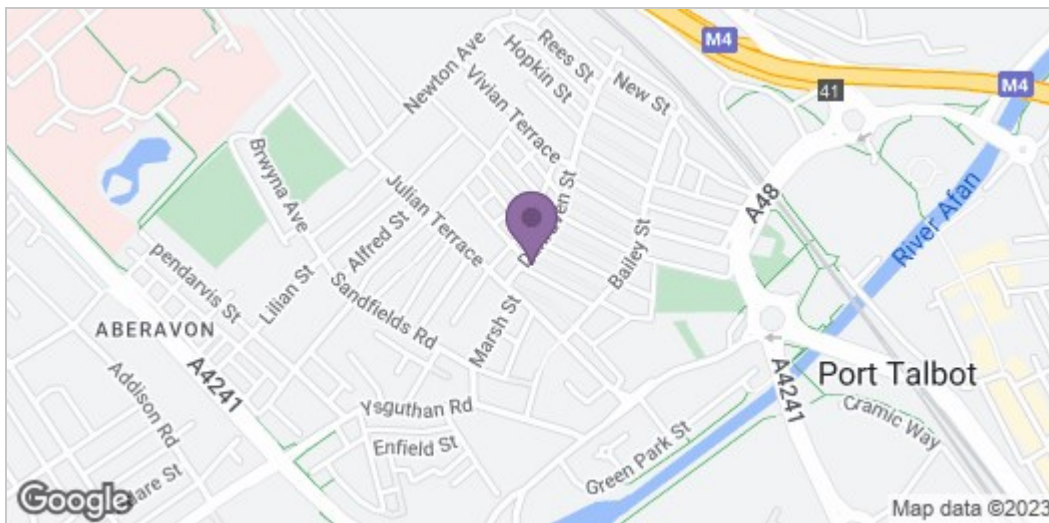


External



Rear Garden

Fully enclosed low maintenance rear garden with with side facing gate and side facing double gates able to park vehicle.



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		55	
(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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