



5 Incline Row, Port Talbot, SA13 1TT

£70,000

Pennaf Premier are pleased to offer For Sale this first floor flat in the sought after area of Taibach.

The property comprises of its own front door entrance , hallway, lounge, kitchen, two bedrooms and bathroom.

The property benefits from having its own rear garden and is ideally located within walking distance of local shops and amenities that Taibach has to offer.

To arrange a viewing please call Pennaf Premier on 01639 760033.

GROUND FLOOR

Entrance Hallway

Entrance to the flat via uPVC door. Carpet to the floor, emulsion walls, side facing uPVC window, cupboard housing electrics, stairs to the first floor.

FIRST FLOOR

Stairs and Landing

Carpet to the stairs, emulsion walls, radiator, central lights, access to all rooms.

Lounge

15'7" x 11'3" (4.753 x 3.453)

Carpet to the floor, emulsion walls with coving to ceiling, feature wallpaper wall, feature fire place with gas fire, two front facing uPVC windows with venetian blinds.

Kitchen

11'8" x 10'9" (3.567 x 3.291)

Fully fitted wall and base units with laminate worktops, electric oven and ceramic hob, inset stainless steel sink with mixer tap, space for washing machine. Wall mounted combi boiler, built in cupboard, radiator, central light, rear facing uPVC window with roller blinds.

Bedroom

13'5" x 9'6" (4.106 x 2.918)

Carpet to the floor, emulsion walls, radiator, front facing uPVC window, central light, built in cupboard.

Bedroom

10'4" x 10'6" (3.158 x 3.217)

Carpet to the floor, emulsion walls with coving to ceiling, feature wallpaper wall, radiator, rear facing uPVC window,

Bathroom

6'4" x 6'2" (1.936 x 1.895)

Bathroom suite comprising of panelled bath with gas powered shower over and glass shower screen, low level W.C., pedestal wash hand basin, fully tiled walls, radiator, central light, loft access, rear facing Upvc double glazed window with obscure glass.

OUTSIDE

Front Garden

Lawn area to the front.

Rear Garden

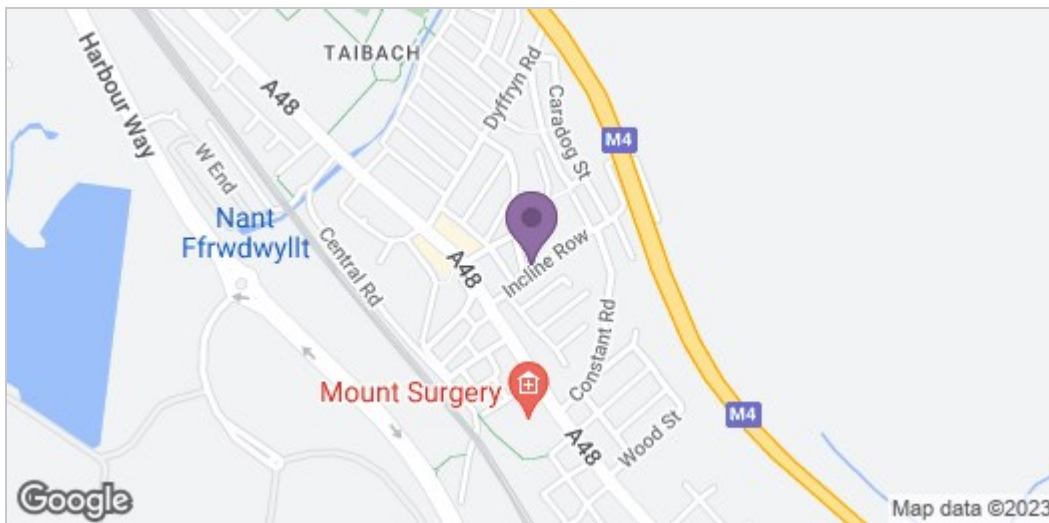
Patio area and lawn to the rear.

OTHER

125 year lease march 1988 - 91 years left

Monthly charge of £31.21 this includes the service charge and building insurance

£31 PER YEAR GROUND RENT



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	EU Directive 2002/91/EC	
England & Wales		

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