



1 Penrhyn Street, Port Talbot, SA13 1LU

£134,995

SUBSTANTIAL END TERRACE PROPERTY!!...Pennaf Premier are pleased to offer for sale this four bedroom end terrace property in the sought after Taibach area of Port Talbot. The property briefly comprises of three reception rooms, kitchen and wet room to the ground floor and four bedrooms and W.C. to the first floor.

The property has an enclosed courtyard with two outbuildings and a workshop.

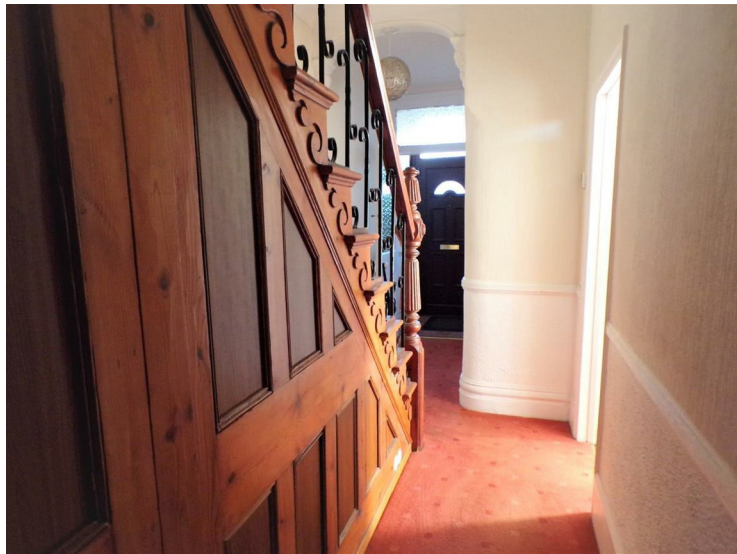
The property is within walking distance of local shops and amenities that Taibach has to offer and benefits from being close to train station and easy access for M4

Entrance Hallway

Enter via Upvc front door into outer hallway. Tiled flooring, wallpaper wall with dado rail and coving to ceiling.

Hallway

Door leading to hallway, carpet, wallpaper walls with dado rail, stairs to first floor, central light, doors leading to other rooms.



Kitchen

13'1" x 6'7" (3.992 x 2.024)

Comprising of wall and base units, integrated gas oven and hob with overhead extraction, inset stainless steel sink and drainer, space for appliances, tiled flooring, central light, side and rear facing Upvc double glazed windows, side facing Upvc door giving access to the rear garden.



Reception Room One

9'11" x 12'10" (3.037 x 3.928)

Laminate flooring, wallpaper walls with coving to ceiling, radiator, central light, front facing Upvc double glazed window.



Wet Room

5'4" x 5'10" (1.632 x 1.803)

Fully tiled floors and walls, power shower with rain shower head attachment and glass screen, pedestal wash hand basin with mixer tap, central light, extractor fan.



Reception Room Two

10'5" x 10'0" (3.182 x 3.067)

Carpet, wallpaper walls with coving to ceiling, radiator, central light, feature fire place, cupboard housing electrics, cupboard housing gas meter.



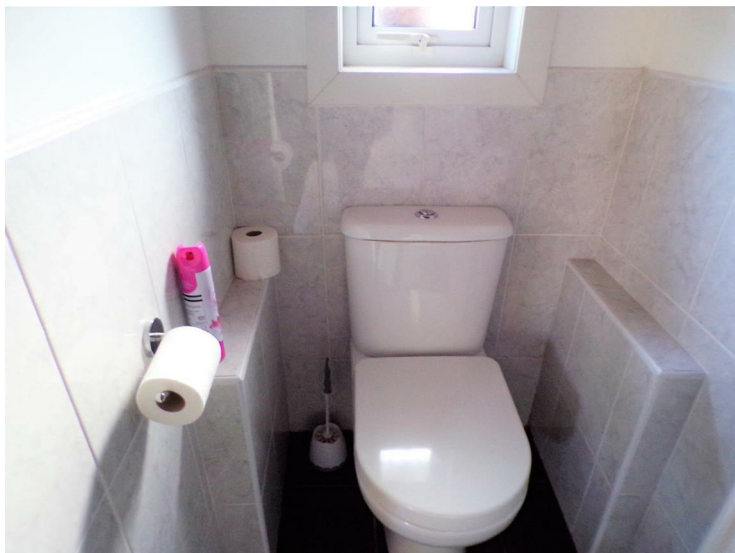
Separate W.C.

Continuation of tiled floor, part tiled walls with emulsion above, low level W.C, radiator, central light, rear facing Upvc window with opaque glass.

Reception Room Three

9'4" x 13'0" (2.858 x 3.969)

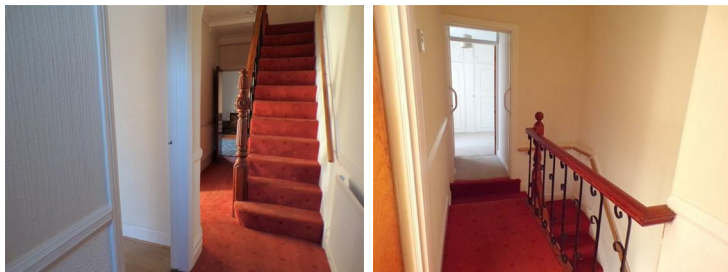
Carpet, emulsion walls with coving to ceiling, radiator, central light, under stair storage cupboard, built in cupboard to alcoves, side facing Upvc double glazed window.



FIRST FLOOR

Stairs and Landing

Carpet to the stairs and landing, wallpaper walls with coving to ceiling, central light, built in cupboard.



Bedroom One

11'10" x 9'5" (3.611 x 2.886)

Carpet, wallpaper walls with original picture rail, radiator, central light, front facing Upvc double glazed window.



Bedroom Two

7'0" x 8'7" (2.137 x 2.629)

Carpet, wallpaper walls with coving to ceiling, radiator, central light, front facing Upvc double glazed window.



Bedroom Three

8'8" x 10'5" at widest point (2.662 x 3.190 at widest point)

Carpet, wallpaper walls with coving to ceiling, radiator, central light, rear facing Upvc double glazed window, built in wardrobes.

Bedroom Four

9'1" x 11'1" widest point (2.794 x 3.386 widest point)

Carpet, wallpaper walls, radiator, central light, built in wardrobes, cupboard housing boiler.



Upstairs W.C.

4'3" x 2'11" (1.304 x 0.900)

W.C., pedestal wash hand basin with mixer tap and tiled splash back,, emulsion walls with coving to ceiling, radiator.



EXTERNAL




Rear Garden

Courtyard garden, paved area, two outbuildings, one workshop, side gate access to side lane.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.