



47 Talbot Road, Port Talbot, SA13 1HN

£122,500

Pennaf Premier Sales and Lettings are pleased to offer for sale this three bedroom end terraced property situated in Port Talbot Central. Its a short walk to Port Talbot town centre and train station and close to M4. The property consists of two reception rooms and kitchen on the ground floor and three bedrooms and bathroom to the first floor. The property benefits from having brand new fitted carpets and flooring throughout and newly decorated throughout the property.

There is a small enclosed courtyard garden to the rear with rear gate access to the rear lane. the property also benefits from a side gate access to the rear garden. To arrange a viewing please call the office on 01639 760033.

GROUND FLOOR

Entrance Hallway

Entrance via uPVC front door into hallway, brand new fitted carpet, newly decorated emulsion walls, coving to the ceiling, picture rail, radiator, stain glass window to the front, stairs to first floor.



1st Reception

12'7" x 11'5" (3.85 x 3.5)

Large front facing Upvc double glazed bay window, brand new fitted carpet, newly decorated emulsion walls with coving to the ceiling, radiator, central light.



2nd Reception

11'5" x 14'1" (3.50 x 4.30)

Large rear facing uPVC double glazed bay window, brand new fitted carpet, newly decorated emulsion walls with coving to ceiling, radiator, central light, feature fireplace.



Kitchen

15'5" x 7'6" (4.70m x 2.30m)

Combination of wall and base units in Beech effect with contrasting laminate work surface, tile splash back, stainless steel sink with drainer, space for cooker, space for

fridge/freezer, Side facing uPVC door giving access to the rear and side facing uPVC double glazed window, brand new fitted vinyl flooring.



FIRST FLOOR

Stairs and Landing

Brand new fitted carpet to the stairs and landing, doors leading to other rooms.



Bathroom

8'2" x 8'6" (2.50m x 2.60m)

Brand new vinyl floor, newly decorated emulsion walls, radiator, rear facing uPVC double glazed window with opaque glass,, W.C., Pedestal wash hand basin with tile splash back, shower over panelled bath.



Bedroom One

12'9" x 10'2" (3.90m x 3.10m)

Large front facing uPVC double glazed bay window, brand new fitted carpet, newly decorated emulsion walls with coving to ceiling, radiator, central light.



Bedroom Two

12'5" x 10'2" (3.80m x 3.10m)

Large rear facing Upvc double glazed window, brand new fitted carpet, newly decorated emulsion walls with coving to ceiling, radiator, central light.



Bedroom Three

8'6" x 7'6" (2.60m x 2.30m)

Front facing Upvc double glazed window, brand new fitted carpet, newly decorated emulsion walls with coving to ceiling, radiator, central light.



EXTERNAL



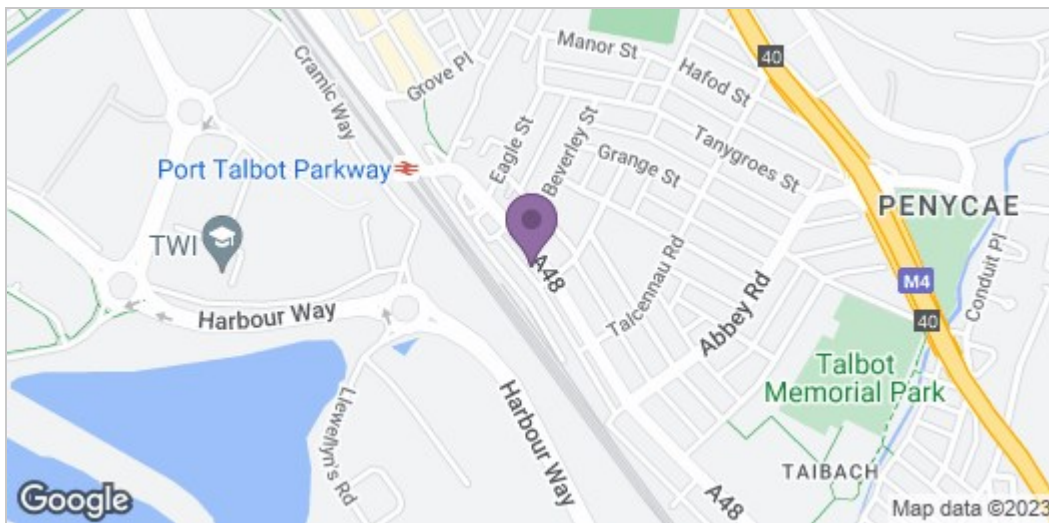
Rear Garden


There is a low maintenance fully enclosed courtyard garden with side and rear gate access.



Front Garden

Pathway to front door with small enclosed frontage and side gate access to rear garden.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		67	
(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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