



## 7 Ffrwd-Wyllt Street, Port Talbot, SA13 1TH

**£129,995**

MID TERRACE PROPERTY!!...WITHIN WALKING DISTANCE OF LOCAL SHOPS!!...TALBOT MEMORIAL PARK AT END OF THE STREET!!...Pennaf Premier are pleased to offer for sale this mid terrace property ideally located in the popular Taibach area of Port Talbot.

The property briefly comprises of a hallway, large through reception room, downstairs shower room and W.C., kitchen to the ground floor and three double bedrooms and a family bathroom to the first floor. The property benefits from a low maintenance rear garden and garage to the rear. Ideally located for the M4 commute.

Viewing is highly recommended to arrange a viewing please call Pennaf Premier on 01639 760033 or email [info@pennafpremier.com](mailto:info@pennafpremier.com).

### Entrance Hallway

Entrance via Upvc front door into outer hallway. Tiled floor, part cladding walls with wallpaper above, door leading into hallway.

### Hallway

Carpet, wallpaper walls, central light, stairs to first floor, access to lounge.

### Lounge/Dining room

21'0" x 13'0" at widest point (6.402 x 3.979 at widest point)

Large through reception room, laminate flooring, emulsion walls, feature wallpaper walls, two radiators, two central lights, built in cupboards housing gas meter and electrics, front and rear facing Upvc double glazed windows.



### Kitchen

10'3" x 11'2" (3.132 x 3.415)

Comprising of wall and base units with contrasting laminate worktops, space for gas cooker, inset stainless steel sink and drainer with mixer tap, space for washing machine, side facing Upvc double glazed window, Worcester combi boiler, central light, opening to outer hallway.



### Outer Hallway

Tiled flooring, emulsion walls, central light, built in storage cupboard, side facing Upvc door with obscure glass to rear garden,

### Shower Room

11'5" x 5'4" (3.4957 x 1.637)

Shower cubicle with "Gainsborough" electric shower, belfast sink, low level W.C., vinyl flooring, part tiled walls with emulsion above, two rear facing Upvc double glazed windows with obscure glass, central light.



### Stairs and Landing

Carpet to stairs and landing, wallpaper walls, central light, loft access, storage cupboard, access to bedrooms.

### Bedroom One

16'3" x 11'6" (4.957 x 3.507)

Carpet, emulsion walls with coving to ceiling, radiator, central light, built in storage cupboard, two front facing Upvc double glazed windows with wooden Venetian blinds.



### Bedroom Two

10'4" x 9'1" (3.159 x 2.791)

Carpet, wallpaper walls, radiator, central light, rear facing Upvc double glazed window.



### Bedroom Three

11'4" x 11'1" widest point (3.473 x 3.390 widest point)

Carpet, emulsion walls, radiator, built in wardrobe with sliding doors, central light, rear facing Upvc double glazed window.



## Family Bathroom

7'2" x 4'11" (2.200 x 1.521)

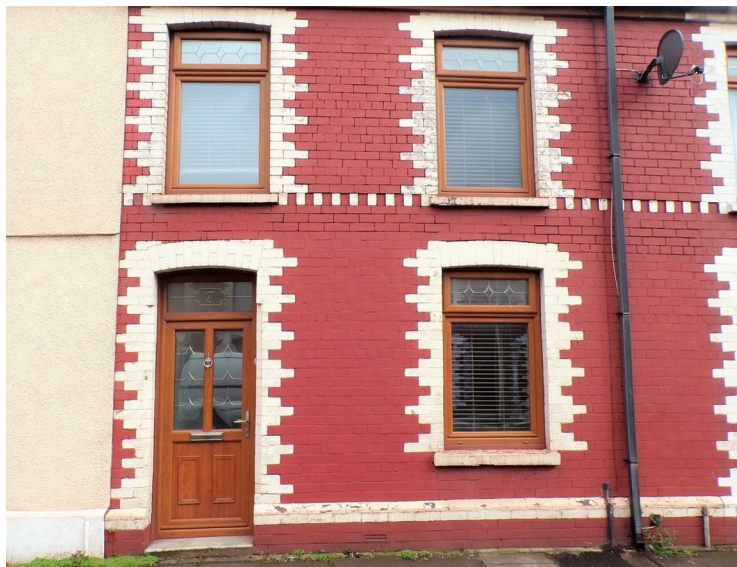
Three piece suite comprising of panelled bath with shower over, pedestal wash hand basin, low level W.C., vinyl flooring, fully tiled walls, central light, side facing Upvc double glazed window with obscure glass.



## Garage

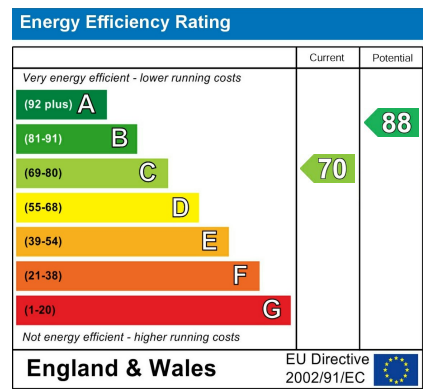
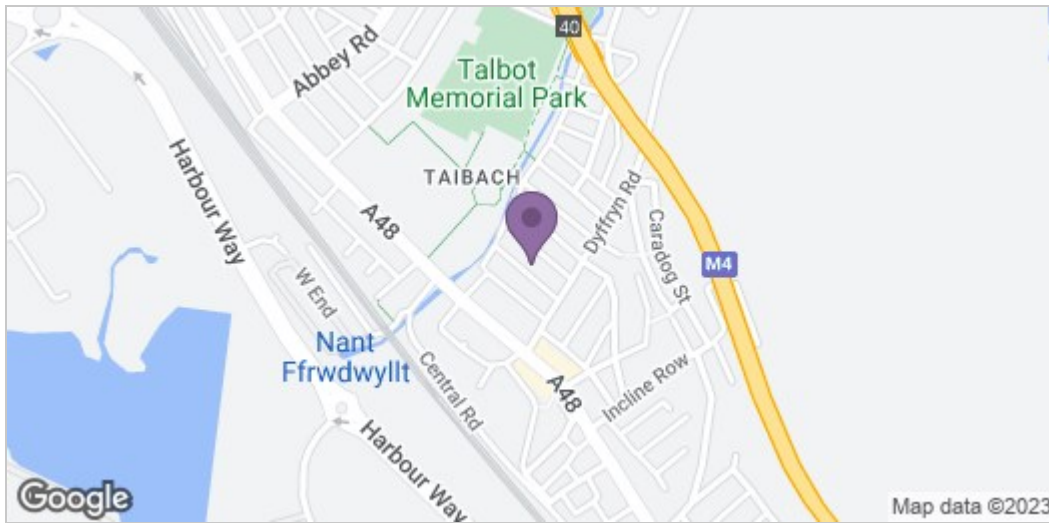
Large Garage to the rear with rear gate access to the rear garden.

## External



## Rear Garden

Fully enclosed rear garden with walls to both sides and garage to rear, picket fencing and gate to central pathway to rear, lawned area, wooden pallet bench seating.



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.