



38 Blodwen Street, Port Talbot, SA12 6ER

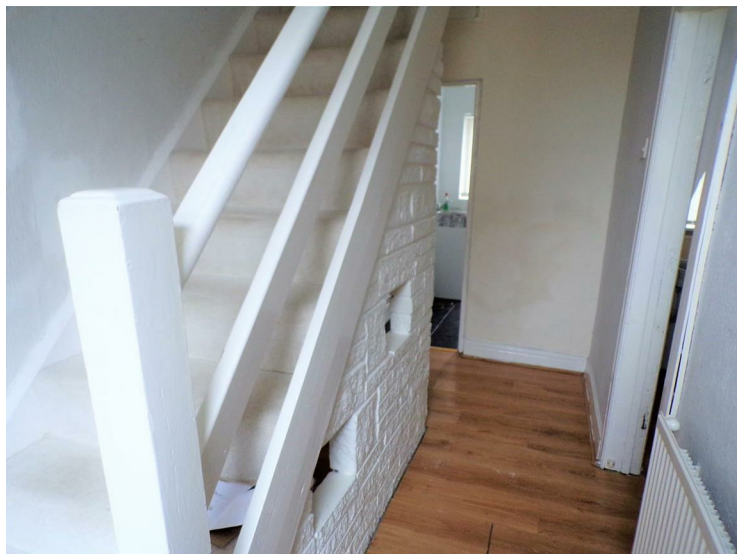
£89,995

REDUCED!!.....STEP ONTO THE PROPERTY LADDER!!.....IDEAL FIRST TIME PURCHASE!!..... A great opportunity to purchase this three bedroom end terrace property in the Aberavon area of Port Talbot. The property has one through reception room, kitchen and bathroom to the ground floor and three bedrooms to the first floor.

The property benefits from being within walking distance to Port Talbot town centre, local shops and schools. Please call Pennaf Premier on 01639 760033 to arrange a viewing.

Entrance Hallway

Enter via Upvc front door into hallway. Laminate flooring, wallpaper walls, radiator, stairs to first floor, access to other rooms, cupboard housing gas meter.



Kitchen

8'11" x 5'7" (2.730 x 1.706)

Tiled floor, wall and base units, inset stainless steel sink and drainer with mixer tap, rear facing Upvc double glazed window and door giving access to rear, central light.

Lounge

22'9" x 11'0" (6.955 x 3.376)

Laminate flooring, wallpaper walls with coving to ceiling, two radiators, two central lights, fireplace surround, front and rear facing Upvc double glazed windows, cupboard housing consumer unit, access to bathroom.



Bathroom

8'9" x 6'4" (2.682 x 1.952)

Vinyl flooring, Respatex walls, radiator, central light, pedestal wash hand basin, low level W.C., panel bath with electric "Triton" shower over, side facing Upvc double glazed window with obscure glass.

Stairs and Landing

Carpet to the stairs and landing, access to rooms.

Bedroom One

15'2" x 10'9" (4.634 x 3.302)

Laminate flooring, wallpaper wall with coving to ceiling, radiator, central light, two front facing Upvc double glazed windows, cupboard housing combi boiler.



Bedroom Two

11'10" x 10'10" (3.618 x 3.304)

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

Side door access to garage from courtyard, two side facing windows



Bedroom Three

7'0" x 8'8" (2.149 x 2.664)

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



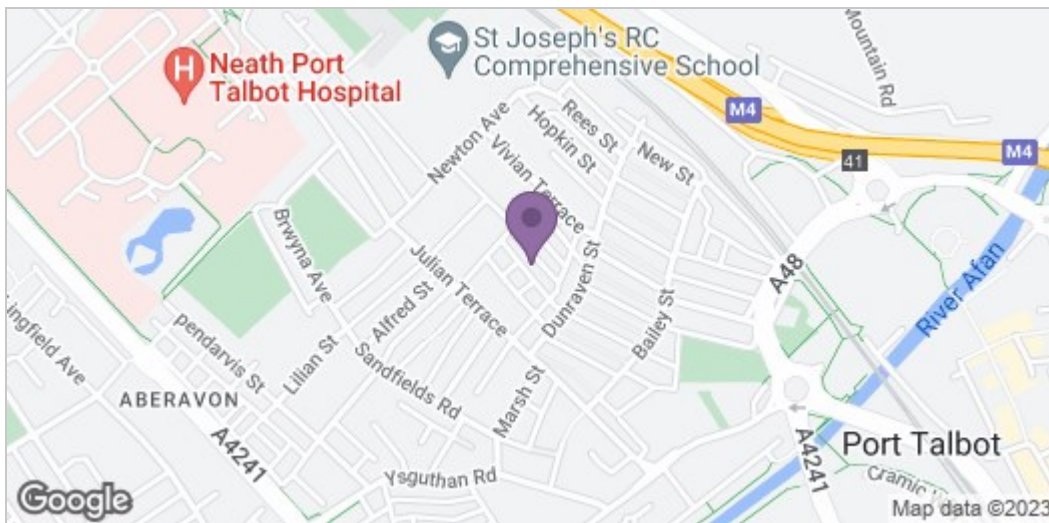
EXTERNAL



Rear Courtyard

Courtyard garden with side gate access.

Garage



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		58	
(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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