



10 Thomas Street, Port Talbot, SA12 6LT Reduced £109,995

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

The property benefits from having a GARAGE to the rear and a good size rear garden.

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.

GROUND FLOOR

Entrance Hall

Entrance via uPVC front door into hallway, vinyl flooring, emulsion walls, radiator, central light, access to other reception rooms.

Reception Room

11'9" x 10'7" (3.596 x 3.235)

Laminate to floor, emulsion walls, radiator, front facing Upvc double glazed window, cupboard housing gas meter, central light.



Reception Room

12'0" x 11'11" (3.676 x 3.638)

Vinyl flooring, emulsion walls, radiator, rear facing Upvc double glazed window, fire place, cupboard housing electric meter,, central light, under stair storage cupboard, door leading to kitchen.



Kitchen

8'6" x 12'4" (2.594 x 3.773)

Fully fitted kitchen comprising of wall and base units, integrated double oven, gas hob with overhead extractor, integrated stainless steel one and half bowl sink and drainer with mixer tap, laminate work top, tiled splashback, emulsion

walls, side facing Upvc double glazed window, central light, door to inner hallway.



Inner Hallway

Laminate flooring, side facing Upvc door giving access to rear garden, door leading to W.C and bathroom.

W.C.

2'11" x 5'11" (0.912 x 1.825)

Laminate flooring, emulsion walls, low level W.C., radiator, rear facing Upvc double glazed window with obscure glass, central light.



Bathroom

9'5" x 5'0" (2.875 x 1.546)

Panelled bath with overhead shower, storage cupboard, frosted rear facing window, central light.



FIRST FLOOR

Stairs/Landing

Carpet to floor, skirting, emulsion walls, bannister, rear facing window, attic hatch, central light, doors to all bedrooms.



Bedroom Three

7'4" x 10'1" (2.241 x 3.088)

Laminate to floor, skirting, emulsion walls, radiator, front facing window, central light.

Bedroom One

9'2" x 9'10" (2.817 x 3.017)

Laminate to floor, skirting, emulsion walls, storage cupboard housing boiler, radiator, rear facing window, central light.



EXTERNAL

Bedroom Two

13'3" x 7'10" (4.061 x 2.398)

Laminate to floor, skirting, part paper part emulsion walls, radiator, wardrobe, front facing window, central light.



REAR GARDEN

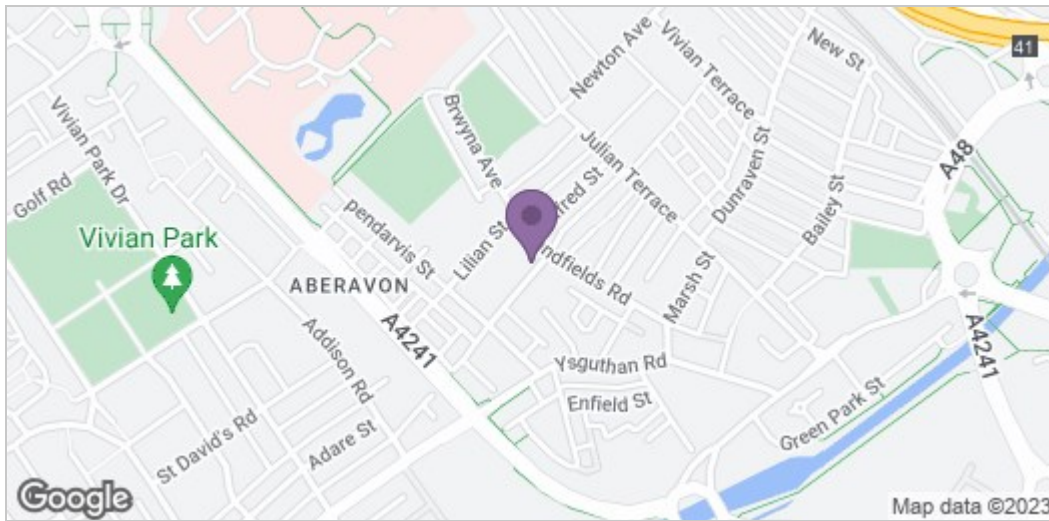
Fully enclosed large rear garden with grass area, patio area, line post and gate access from lane.




Garage

Garage to rear of garden with access to rear garden via Upvc door, power.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	61	
(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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