



37 Ffrwd-Wyllt Street, Port Talbot, SA13 1TH
Offers Over £129,995

STEP ON TO THE PROPERTY LADDER....IDEAL FIRST TIME BUYER PURCHASE.....A well presented three bedroom property in the popular area of Taibach, Port Talbot. The accommodation comprises of hallway, two reception rooms, dining room, kitchen, utility room and family bathroom to ground floor and three bedrooms to first floor. Rear garden and garage with rear lane access. Close to local shops, schools with easy access to the M4 motorway. The property benefits from no ongoing chain. Viewing highly recommended.

Please contact our sales team at Pennaf Premier 01639 760033 to arrange a viewing.

GROUND FLOOR

Entrance Hall

Entrance via Upvc double glazed door into hallway, emulsion walls and ceiling, central light, radiator, power point, laminate flooring. entrance into reception room.



Reception Room

11'6" x 9'8" (3.509 x 2.958)

Front facing Upvc double glazed window, vertical blinds, emulsion walls, central light, power points, wooden fire surround housing electric fire, radiator, laminate flooring double doors leading into reception room.



Reception Room

11'10" x 10'7" (3.611 x 3.237)

Emulsion walls, central light, fireplace surround housing electric fire, cupboards in alcove space, radiator, power points, laminate flooring, double doors leading to dining area.

Dining Area

10'6" x 6'0" (3.209 x 1.843)

Upvc door leading to garden, opening hatch into kitchen, part emulsion and respatex walls, central light, radiator, power points, tiled flooring.



Kitchen

10'10" x 9'0" (3.324 x 2.764)

Fully fitted kitchen comprising of wall and base units, laminate work top, integrated electric oven and hob, extractor hood, space for fridge/freezer, one and a half bowl stainless steel sink and drainer, part tiled above work surface with respatex to rest of walls, plaster ceiling with spot lighting, radiator, tiled flooring, door leading to inner hall.



INNER HALLWAY

Utility Room

6'0" x 2'7" (1.850 x 0.809)

Emulsion walls and ceiling, central light, plumbed for washing machine, power points. Combination boiler serving domestic hot water and heating.



Ground Floor Bathroom

9'1" x 4'11" (2.793 x 1.518)

Upvc double glazed frosted window, fully tiled walls, spot lighting, panelled bath with over head shower, mixer taps with shower head, low level W.C, vanity wash hand basin, vertical radiator, tiled flooring.

FIRST FLOOR

Stairs/Landing

Carpet to stairs, emulsion walls and ceiling, central light, handrail with balustrade on landing, upvc double glazed window top of stairs, doors leading to bedrooms.



Bedroom One

11'2" x 8'3" (3.406 x 2.540)

Upvc double glazed window to front, vertical blinds, emulsion walls and ceiling, central light, radiator, power sockets, carpet.



Bedroom Two

9'6" x 9'4" (2.90 x 2.862)

Upvc double glazed window to rear, emulsion walls and ceiling, radiator, power points, carpet.



Bedroom Three

7'10" x 5'11" (2.390 x 1.823)

Upvc double glazed window facing to the front, emulsion walls and ceiling, central light, radiator, power sockets, carpet. Loft hatch, large storage area.



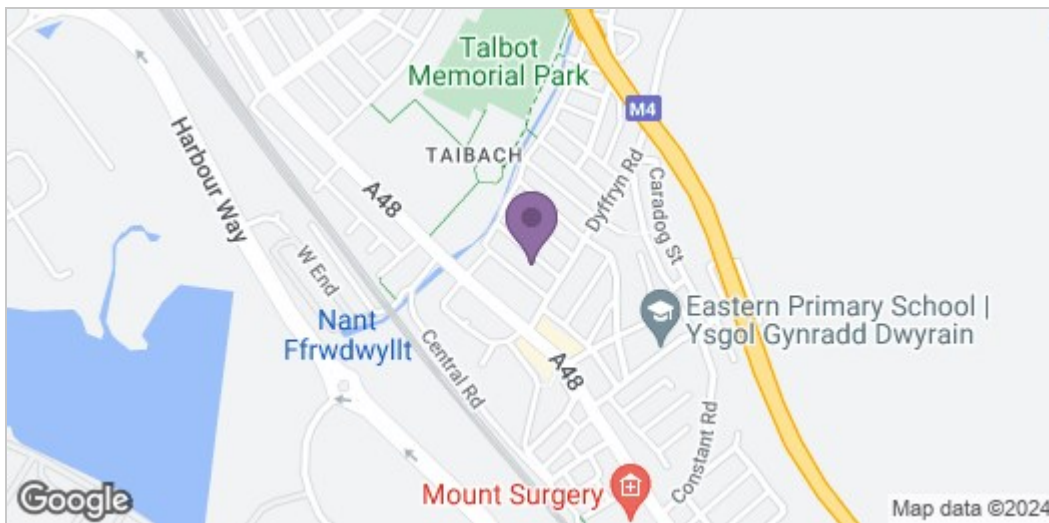
EXTERNAL

Rear Garden

Fully enclosed rear garden, pathway, grassed area, line post . Gate leading to rear access.

Garage

Detached garage, rear lane access.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			87
(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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