

## **4 Stour Vale, Port Talbot, SA13 2HY** **Reduced To £79,995**

4 Stour Vale, Port Talbot. SA13 2HY

We are acting in the sale of the above property and have received an offer of £69,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

ARE YOU LOOKING FOR A PROPERTY WHICH NEEDS RENOVATION.....LOOK NO FURTHER..... Three reception rooms, spacious kitchen/diner, utility room, downstairs w.c, three bedrooms and first floor bathroom. This double fronted mid terraced property also offers front and rear gardens. No parking at the property. To arrange a viewing please call Pennaf Premier on 01639 760033.

## GROUND FLOOR

Entrance via front door leading into porch area.

### Porch

Wooden panel wall with tiles to the ceiling.

### Hallway

Papered walls and ceiling. Stairs leading to first floor and access to both reception rooms.

### Reception Room One

19'3" x 11'3" (5.888 x 3.451)

Papered ceiling and walls, central light, fireplace, radiator, opens through to another reception area. Window overlooking the front garden.

### Reception Room Two

8'11" x 9'9" (2.724 x 2.988)

Open through from reception room one with papered ceiling and papered walls. Doors opening out onto the rear garden.

### Kitchen

13'3" x 9'9" (4.041 x 2.980)

Fully fitted wall and base units with one half sink and drainer, mixer taps, free standing cooker, window overlooking the rear garden, opens through to the dining area. Access to the utility room.

### Dining Area

14'1" x 6'8" (4.305 x 2.052)

Continuation from the kitchen, emulsion walls, strip light, storage, access to the front reception room.

### Reception Room Three

10'9" x 11'2" (3.279 x 3.408)

Papered walls and ceiling, fire, radiator, central light, window overlooking the front garden.

### Utility Room

7'11" x 5'9" (2.427 x 1.754)

Plumbing for washing machine and space for a tumble dryer, rear door giving access to the rear garden. Access to downstairs w.c.

### Cloakroom

3'4" x 5'9" (1.027 x 1.759)

Downstairs w.c., with sink, light.

## FIRST FLOOR

### Landing

Stairs leading to the first floor, loft access, storage cupboard, window to the rear of the property.

### Bedroom

11'7" x 16'2" (widest point) (3.537 x 4.931 (widest point))

Papered and emulsion walls, light, radiator, window overlooking the front garden.

### Bedroom

11'0" x 9'6" (3.367 x 2.911)

Papered walls, central light, radiator, storage cupboards, window overlooking the front of the property.

### Bedroom

8'11" x 8'1" (2.723 x 2.482)

Papered walls, central light, radiator, window overlooking the rear garden.

## EXTERNAL

### Rear Garden

Fully enclosed spacious rear garden. Patio area and tiered garden.

### Bathroom

Tiles to wall, artex to ceiling, w.c., hand basin, bath, shower cubicle. Cupboard housing water tank. Window to rear of the property.


### Front Garden

Garden area on either side of the pathway leading to the front door of the property.

## OTHER INFORMATION

No parking directly by the property, small lane leads to the front of the property.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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