

## **6 Hopkin Street, Port Talbot, SA12 6HA**

**Reduced To £94,995**

THREE BEDROOM PROPERTY IDEAL FOR FIRST TIME BUYER OR INVESTMENT in the Aberavon area of Port Talbot. Situated close to local schools, shops and a short walk from the town centre. The property comprises of a through lounge/diner, kitchen and downstairs bathroom to the ground floor with three bedrooms to the first floor. There is an enclosed courtyard with rear lane access. To arrange an appointment to view please call the office on 01639 760033. NO CHAIN.

## GROUND FLOOR

### Entrance Hallway

Entrance via Upvc double glazed front door into hallway, artex ceiling, wallpaper and emulsion walls with dado rail, central light, radiator, laminate flooring, door leading into lounge/diner.

### Lounge\Diner

21'2" x 12'10" (6.454 x 3.916)

Upvc double glazed windows facing to the front and rear, artex ceiling, central lights, wallpaper and emulsion walls with dado rail, radiator, wooden fireplace surround, laminate flooring.



### Kitchen

11'2" x 6'6", 2979'0" (3.416 x 2,908)

Range of wall and base units, stainless steel sink, space for washing machine, space for dishwasher or tumble dryer, artex ceiling, central light, emulsion and paper walls, radiator, vinyl flooring, Wall mounted combination boiler. Upvc double glazed window and door to side.



### Bathroom

9'3" x 5'7" (2.839 x 1.725)

Upvc double glazed window to rear, panelled bath with hand held shower over, pedestal wash hand basin, low level toilet, extractor fan, artex ceiling, part tiled over bath with emulsion walls to rest of, radiator, vinyl flooring.



## FIRST FLOOR

### Stairs and Landing

Upvc double glazed window top of stairs to rear, handrail, artex ceiling, central light, wallpaper walls, access to attic, carpet to stairs and landing.



### Bedroom One

12'3" x 8'0" (3.756 x 2.447)

Upvc double glazed window to front, artex ceiling, central light, radiator, carpet.



### Bedroom Two

9'10" x 9'9" (3.016 x 2.994)

Upvc double glazed window to rear, artex ceiling, central light, radiator, carpet.



### Bedroom Three

9'3" x 6'10" (2.844 x 2.106)

Upvc double glazed window to front, artex ceiling, central light, wallpaper walls, radiator, carpet.

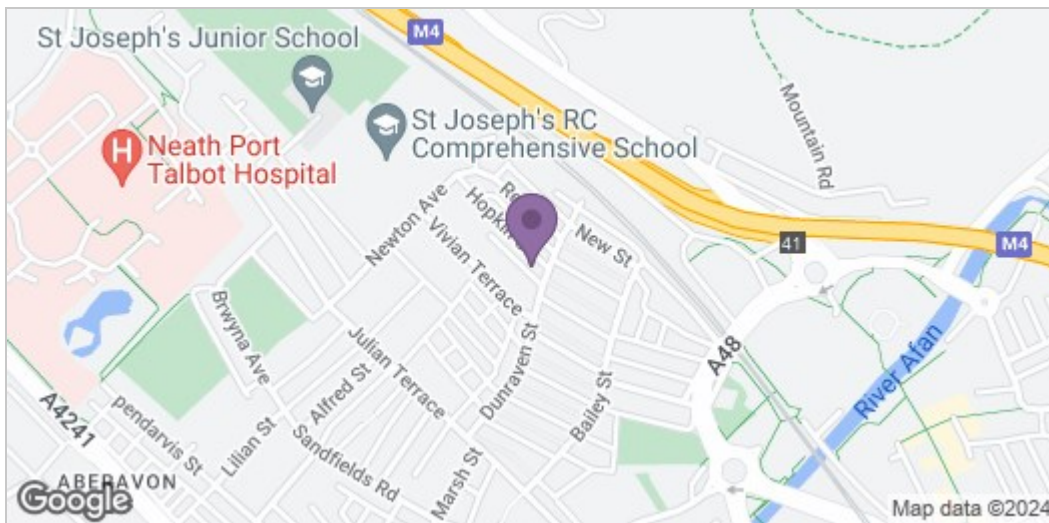



### EXTERNAL

#### Rear Courtyard

Rear courtyard patio area with artificial grass to side. Gate leading to rear lane.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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