



58 Bertha Road, Port Talbot, SA13 2AP **Asking Price £139,995**

Pennaf Premier are pleased to offer for sale this family home with potential to upgrade. Comprising of an entrance hallway, two reception rooms, kitchen/diner, cloakroom, stairs leading to first floor with three bedrooms and bathroom. Further benefits are front and rear gardens which has been nicely maintained with driveway to front of property. The property is offered with no onward chain. Excellent links to the M4 and approximately one mile to Margam Country Park. Both Junior and Comprehensive schools are a few minutes walk. Call our team to arrange an appointment on 01639 760033.

ENTRANCE HALLWAY

Entrance Hallway

Upvc double glazed door to entrance hallway, stairs leading to first floor, combination boiler serving domestic hot water and heating situated under stairs, under stair cupboard.

Reception Room One

14'5" x 11'7" (4.411 x 3.553)

Aluminium double glazed window to front, artex ceiling, papered walls, radiator, carpet. Brick fireplace housing gas fire.



Reception Room Two

12'7" x 9'9" (3.840 x 2.984)

Aluminium double glazed window to front, papered walls, tiled ceiling, Feature fireplace housing gas fire, carpet.



Kitchen\Diner

16'2" x 8'2" (4.942 x 2.493)

Two Aluminium double glazed windows to rear, aluminium door leading to inner hall,.

Fitted kitchen with a range of base and wall units, freestanding oven, space for washing machine and fridge\freezer, dining area.



Inner Hallway

Inner hallway leading to cloakroom.

Cloakroom

Window to rear, respatex walls, central light, low level W.C.



FIRST FLOOR

Stairs and Landing

Two Aluminium double glazed windows one to side and rear, carpet to stairs and landing with banister. Cupboard storage on landing.



Bedroom One

10'10" x 13'2" (3.322 x 4.018)

Aluminium double glazed window to front, papered walls, tiled ceiling, radiator, carpet, storage cupboard.



Bedroom Two

15'0" x 10'6" (4.592 x 3.209)

Two aluminium double glazed windows to front and side, papered walls, tiled ceiling, radiator, carpet, storage cupboard.



Bedroom Three

9'1" x 7'11" (2.771 x 2.415)

Aluminium double glazed window to rear, papered walls, tiled ceiling, radiator, carpet, storage cupboard, access to loft.



Bathroom

7'11" x 5'11" (2.432 x 1.805)

Two aluminium double glazed windows to rear, low level W.C., wash hand basin, paneled bath with shower over and curtain rail, radiator, carpet.



EXTERNAL

Front Garden

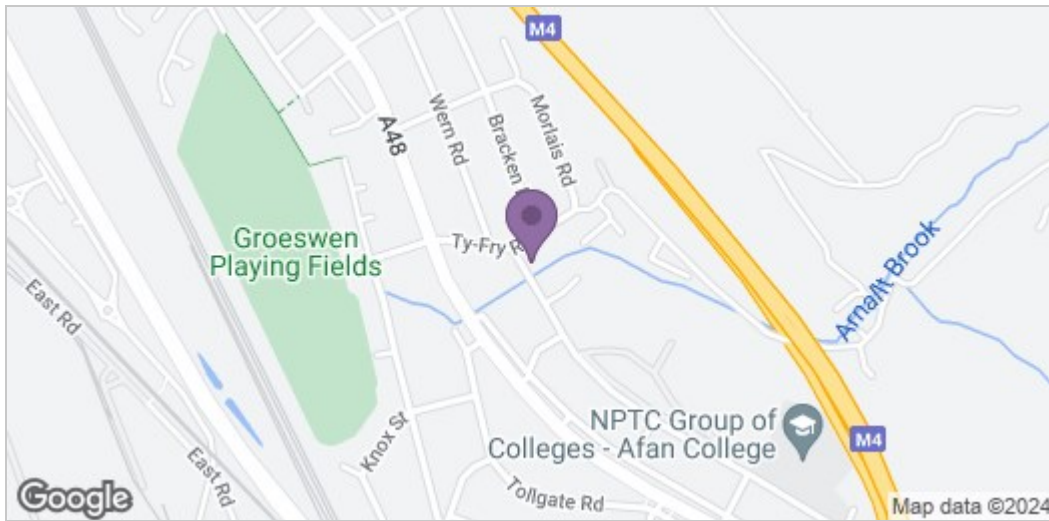
Pathway leading to side door of property, lawned area with shrubs, gated driveway, enclosed with walls to front and sides. gate access to rear garden.



Rear Garden

Rear garden with two lawned areas with pathway to rear of garden enclosed by brick walls, stoned patio area. Outside storage shed, side gate access.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	EU Directive 2002/91/EC	

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