



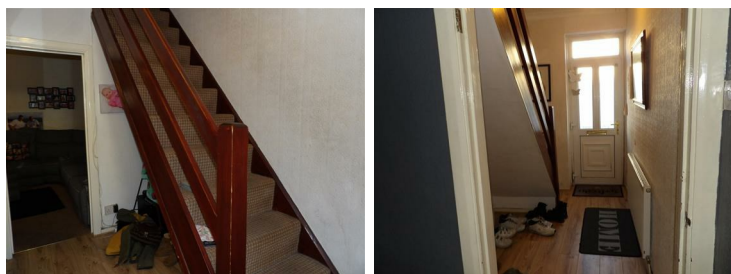
27 Leslie Street, Port Talbot, SA12 6EW

£95,000

IDEAL INVESTMENT PROPERTY!!!...CONTRACT HOLDERS IN SITU!!!... Pennaf Premier are pleased to offer for sale with contract holders in situ this three bedroom property in Aberavon area of Port Talbot. The property comprises of a spacious through reception room, fitted kitchen and good size bathroom to the ground floor and three bedrooms to the first floor. To the rear there is a fully enclosed courtyard with lane access. The property is within walking distance to the town centre and local schools. Please call to arrange a viewing on 01639 760 033.

Entrance Hallway

Entrance via Upvc front door into hallway, laminate flooring, wallpaper and emulsion walls, radiator, stairs to first floor.



Lounge/Dining Room

20'4" x 8'9" (narrowest point) x 15'1" (6.22m x 2.67m (narrowest point) x 4.60m)

Large open plan "L" shape room, carpet, emulsion walls with coving to ceiling, feature fireplace surround, front and rear facing Upvc double glazed windows, two central lights, cupboard housing gas meter and consumer unit, door leading into kitchen.



Kitchen

10'2" x 9'11" (3.109 x 3.032)

Fitted kitchen comprising of wall and base units with contrasting laminate work tops, space for gas cooker, space for fridge freezer, plumbing and space for washing machine, breakfast bar, inset stainless steel sink and drainer with mixer tap, tiled splash back, side facing Upvc double glazed window, radiator, central light, tiled flooring.



Rear Lobby

Continuation tiled flooring, part tiled walls, central light, side facing Upvc door giving access to rear.

Bathroom

5'6" x 9'11" (1.680 x 3.044)

Three piece suite comprising of corner bath with shower over, low level W.C., pedestal wash hand basin, radiator, rear facing Upvc double glazed window with obscure glass



FIRST FLOOR

Stairs and Landing

Carpet to the stairs and landing, doors leading to bedrooms, central light, loft access.

Bedroom One

10'9" x 10'6" (3.290 x 3.223)

Laminate flooring, built in fitted wardrobes, wallpaper walls, radiator, two central lights, two front facing Upvc double glazed windows.



Bedroom Two

7'3" x 10'4" (2.233 x 3.173)

Laminate flooring, built in fitted wardrobes, wallpaper walls, cupboard housing combi boiler, radiator, central light, rear facing Upvc double glazed window.



Bedroom Three

6'0" x 7'0" (1.848 x 2.152)

Laminate flooring, built in fitted wardrobe, wallpaper walls, radiator, central light, rear facing Upvc double glazed window.

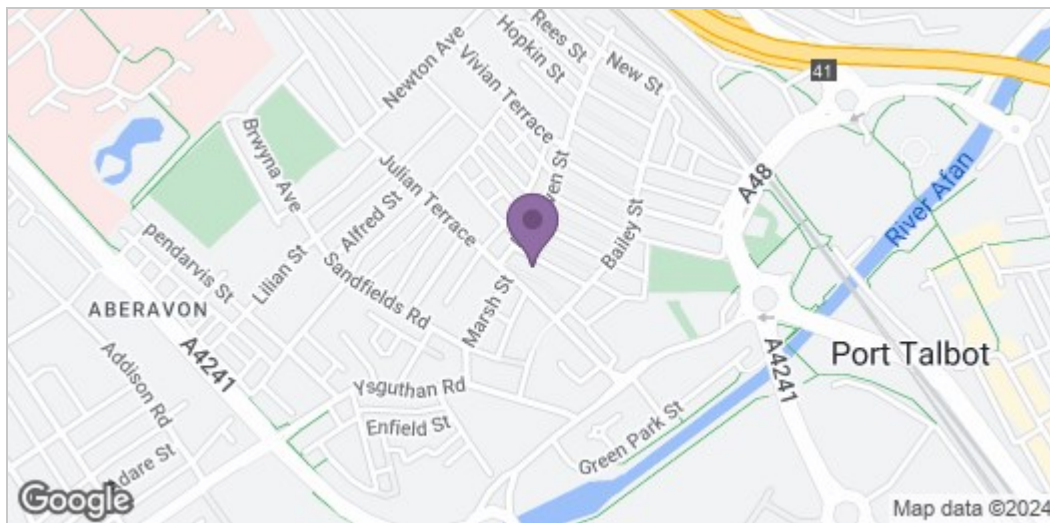
EXTERNAL



Garden

Enclosed rear courtyard with outbuilding and 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		65	
(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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