



## **24 Oakwood Street, Port Talbot, SA13 1BE**

**£124,995**

DONT MISS OUT ON THIS THREE BEDROOM PROPERTY.....newly decorated throughout and ready to move into making this an ideal first time home or investment in central Port Talbot. The property briefly comprises of a spacious reception room with a modern fully fitted kitchen and bathroom to the ground floor and three bedrooms to the first floor. The property benefits from being an end terrace with side access into a low maintenance courtyard style garden. To arrange a viewing please call Pennaf Premier on 01639 760033.

## GROUND FLOOR

### Entrance hallway

Entrance through Upvc front door into hallway. Laminate flooring, emulsion walls with coving to ceiling, central light, colonial door into lounge.



### Reception Room

6.40m x 4.04m (21' x 13' 3") Lounge/dining room, Light and very spacious with Upvc window to front aspect and Upvc window to rear aspect. Laminate flooring, emulsion walls, coving to ceiling, two central lights, cupboard housing gas meter, cupboard housing electric meter, vertical blinds to front and rear window. Radiator x 2, colonial door to kitchen.



### Kitchen

3.37m x 2.84m (11' 1" x 9' 4") Fully fitted with a range of matching white high gloss wall and base units, with built in stainless steel electric single fan assisted oven and stainless steel gas hob over. Stainless steel one and half bowl sink with mixer tap, and block wood effect laminate worktops. matt brushed stainless steel handles to units with soft close doors and draws. Ceramic matt effect floor tiles, and black brick effect tiled splash backs, bi folding door to under stairs storage, Upvc window to side and Upvc door leading to rear courtyard style garden. Kitchen leading to outer hall.



### Outer Hall

Flooring continued from kitchen, emulsion walls, central light, radiator, door to storage housing Baxi combi boiler with vented space for tumble dryer, doors leading to WC and bathroom.

### WC

Colonial door, flooring continued from outer hall, obscure Upvc window to rear, central light, with modern low level white WC



### Bathroom

1.93m x 1.70m (6' 4" x 5' 7") Flooring continued from outer hall, chrome heated towel rail, fitted with a modern white bath and wall mounted sink with Upvc obscure window to rear, mixer waterfall taps to both bath and sink, rain shower head and separate handheld shower mains operated situated over bath.



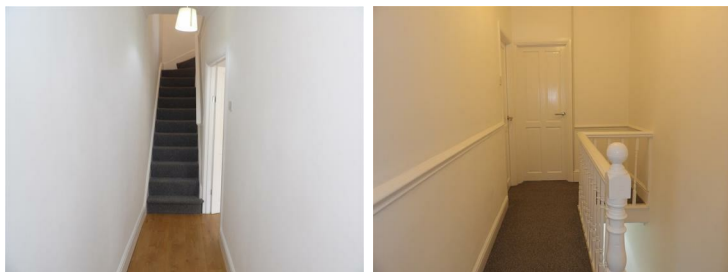
### Stairs & Landing

Carpeted stairs leading to first floor with dog leg white balustrade, doors leading to all bedrooms, loft access to roof space.



### Bedroom Three

3.77m x 2.92m (12' 4" x 9' 7") Colonial door, carpeted, central light, radiator, Upvc window to side and rear.



### FIRST FLOOR

#### Bedroom One

5.03m x 2.95m (16' 6" x 9' 8") Colonial door to master bedroom with two Upvc windows to front, carpeted, emulsion walls, central light, radiator.



#### Bedroom Two

3.35m x 3.27m (11' x 10' 9") Colonial door, carpeted, central light, radiator, Upvc window to rear.

### EXTERNAL

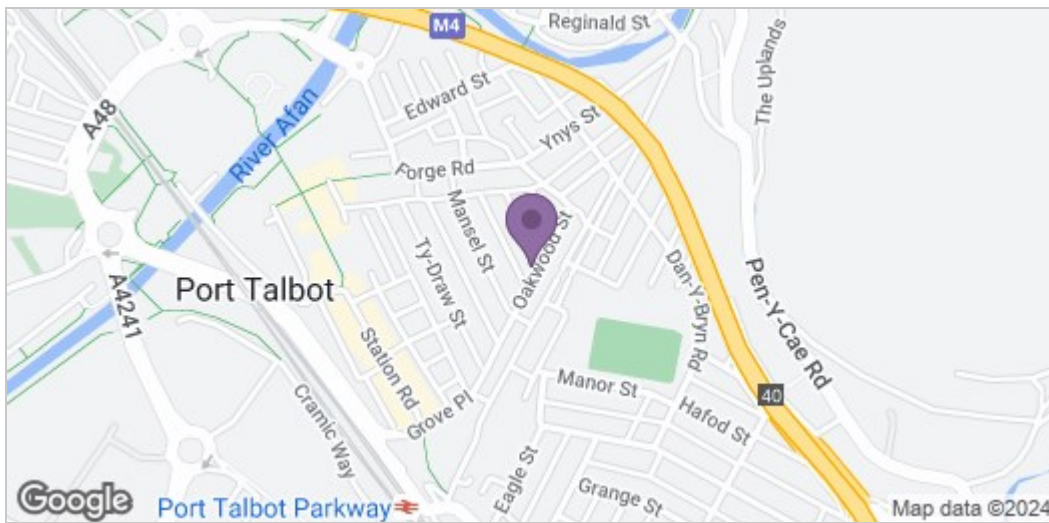
#### Rear Garden


Rear courtyard style garden from a side entrance. Low maintenance, fully enclosed, incorporating a useful garden store.



## **OTHER INFORMATION**

An electrical certificate has been carried out on the property.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</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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