



**30 Gordon Rd, Port Talbot, SA12 7HY**  
**Offers Over £130,000**

PENNAF PREMIER are pleased to offer for sale this three bedroom end link property with the accommodation comprising of front facing kitchen, large reception room, cloakroom to ground floor with three bedrooms and bathroom to first floor. Large front and rear gardens with off road parking and benefits from being close to local shops, schools and in walking distance to Aberavon Beach front, close to Port Talbot town centre and easy access to M4 corridor.

\*\*\*\*\*NO ONGOING CHAIN \*\*\*\*\*

If you would like to book an appointment to view please call on 01639 760033.

## GROUND FLOOR

### Hallway

Upvc double glazed front door through to hallway, plastered walls and ceiling, radiator, laminate flooring.



### Reception Room

18'0" x 10'1" (5.491 x 3.075)

Two Upvc double glazed windows to back and side, two central lights, plaster walls and ceiling, feature fire, radiator, laminate flooring.



### Inner Hallway

5'8" x 4'7" (1.745 x 1.420)

Upvc double glazed door and window to side, central light, respatex walls, under stair storage cupboard, vinyl flooring.



### Kitchen

10'3" x 8'11" (3.134 x 2.729)

Upvc double glazed window to front, central light, range of wall and base units, space for cooker, washing machine and fridge freezer. Ceramic tiles between units, radiator, laminate tile flooring.



### Cloakroom

Upvc double glazed window to side, low level W.C., respatex walls, vinyl flooring.

## FIRST FLOOR

### Landing

Cupboard housing combination boiler serving domestic hot water and central heating.

### Bedroom One

13'3" x 10'7" (4.061 x 3.231)

Upvc double glazed window to front, plaster walls and ceiling, central light, radiator, cupboard over stair well, recess with wardrobes.



### Bedroom Two

12'4" x 8'8" (3.779 x 2.667)

Upvc double glazed window to rear, plastered walls and ceiling, central light, radiator.



### Bedroom Three

8'7" x 8'1" (2.617 x 2.469)

Upvc double glazed window to rear, plaster walls and ceiling, central light, radiator.



### Bathroom

Upvc double glazed window to front, low level W.C, wash hand basin, paneled bath, repatex walls, radiator.



### OUTSIDE

#### Front Garden

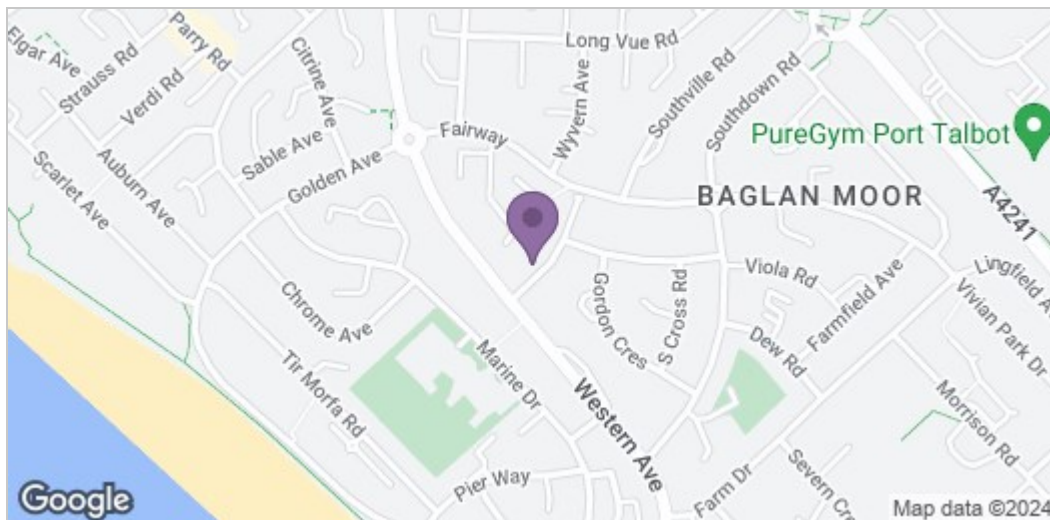
To the front of the property is a driveway and shrubed bedding areas to the side, gate access leading to rear of property.



#### Rear Garden

Large rear garden enclosed with fencing and brick walls with patio and pathway with grassed areas.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			88
(81-91) B			
(69-80) C		71	
(55-68) D			
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.