

33 Corporation Road, Port Talbot, SA12 6UB

£127,000

Calling all investors!!!...Contract holders already in situ!!!...

The property briefly comprises of two reception rooms, kitchen and bathroom to the ground floor and three double bedrooms to the first floor. The property benefits from having an enclosed rear garden with rear lane access

The property is in the Aberavon area of Port Talbot and is within walking distance of local schools, shops and town centre and other local amenities.

To arrange a viewing please call Pennaf Premier on 01639 760033.

GROUND FLOOR

Entrance Hallway

Entrance via Upvc double glazed front door into hallway, emulsion walls, carpet, radiator, stairs to first floor, access to bedrooms.

Reception Room One

10'11" x 9'2" (3.342 x 2.810)

Two front facing Upvc double glazed windows, emulsion walls with coving, central light, radiator, carpet.



Reception Room Two

11'10" x 10'5" (3.610 x 3.193)

Two front facing Upvc double glazed windows. emulsion walls with coving, central light, radiator, carpet.



Kitchen

9'10" x 9'8" (3.002 x 2.958)

Upvc double glazed window to rear, range of wall and base units, tiled above laminate work surface with emulsion walls to ceiling, space for gas cooker, space for fridge freezer, inset stainless steel sink and drainer with mixer tap, radiator, tiled flooring.



Downstairs Bathroom

7'3" x 6'2" (2.213 x 1.883)

Upvc double glazed obscure glass window to rear. Three piece suite comprising of panelled bath with shower over, pedestal wash hand basin, low level W.C, part tiled walls with emulsion above, radiator, tiled floor.



Storage Area

Storage area housing combination boiler serving domestic hot water and heating. Emulsion walls, carpet.

FIRST FLOOR

Stairs and Landing

Carpet to stairs and landing, emulsion walls, Upvc double glazed window to rear at top of stairs, loft access.



Bedroom One

16'9" x 11'9" (5.124 x 3.596)

Two Upvc double glazed windows to front, Emulsion walls and ceiling, central light, radiator, carpet.



Bedroom Two

11'2" x 9'1" (3.406 x 2.777)

Upvc double glazed window to front, emulsion walls and ceiling, central light, radiator, carpet.



Bedroom Three

9'9" x 10'0" (2.988 x 3.070)

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



Rear Garden

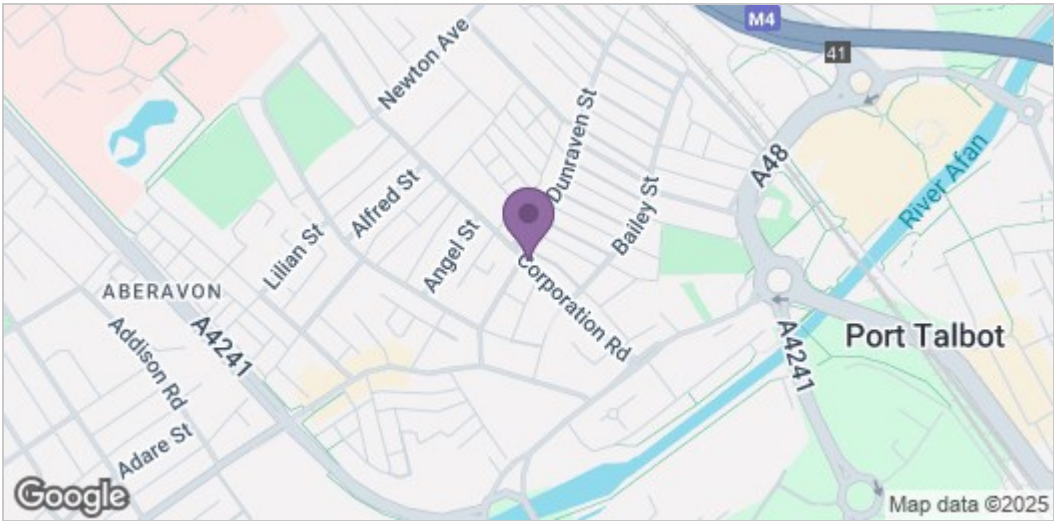
Patio area, paving area with stones, raised bedding, outside water tap, rear lane access.



OTHER INFORMATION

Some photographs were taken prior to the contract holders moving in.

EXTERNAL



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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