



14 Penrhiwgoch, Port Talbot, SA12 8LN

£259,995

PENNAF PREMIER are pleased to introduce this well presented semi-detached bungalow situated in a sought after area of Baglan with picturesque views over the bay from the patio areas in the garden.

This lovely family home benefits from a contemporary open concept kitchen, separate lounge, two double bedrooms and family bathroom to ground floor with master bedroom and shower room to first floor. Double garage with large driveway and courtyard and patio areas to the external area. The property is conveniently close to the M4 motorway, train station, hospital, supermarkets, and two new super schools with a short drive away from Aberavon Beach front.

Do not hesitate or miss the chance to view this lovely family home and to book an appointment please call the team at Pennaf Premier on 01639 760033.

GROUND FLOOR

Entrance Hallway

Entrance via Upvc double glazed front door in to hallway, two radiators, carpet (wood flooring under), open staircase leading to first floor.

Living Room

15'6" x 13'11" (4.725 x 4.260)

Upvc double glazed windows to front and side of property, emulsion walls, artex ceiling with central light fitting, marble feature fire place housing gas fire, radiator, carpet flooring.



Bedroom Two\Study

10'10" x 24'0" (3.327 x 7.335)

Upvc double glazed patio doors leading onto rear courtyard. Emulsion plaster walls and ceiling, two central lights, two radiators, carpet.



Bedroom Three

11'4" x 10'5" (3.457 x 3.183)

Upvc double glazed window to front. Emulsion plaster walls and ceiling, central light, radiator, wood flooring.



Inner Hallway

Inner hallway with under stair storage cupboard, doors leading to kitchen, family bathroom, 2nd bedroom and 3rd bedroom, two radiators, carpet flooring.

Open -Concept kitchen

Upvc double glazed windows to side and Upvc double glazed patio doors to rear courtyard.

Matching wall and base units, laminate work surface, large breakfast bar. Space for American fridge/freezer.

Intergrated appliances - washer/dryer, dishwasher, eye level double oven, gas hob. Black resin sink.

Emulsion plastered walls and ceiling, spot lighting. Living space for sitting or dining, radiators. Marble ceramic tile flooring.



Family Bathroom

12'3" x 6'11" (3.746 x 2.124)

Upvc double glazed opaque window to rear. Bath with panel, low level W.C, wash hand basin, shower cubicle with electric shower fully tiled in shower enclosure. Half tiled and plaster to rest of walls, artex ceiling, central light, radiator, carpet flooring.



FIRST FLOOR

Stairs and Landing

Upvc double glazed stained glass window at top of stairs, open stairs with wooden banister leading to the first floor.

Master Bedroom

14'0" x 12'2" (4.284 x 3.710)

Upvc double glazed window to rear.

Emulsion plaster walls and ceiling, central light, side lights above bed.

Range of fitted wardrobes, radiator, laminate flooring.



Shower Room

9'1" x 4'10" (2.789 x 1.498)

Upvc double glazed window to rear.

Shower cubicle fully tiled with electric shower, low level W.C, wash hand basin, fully tiled walls.

Cupboard housing boiler with storage, access to attic.



Rear Garden Area

Wrought iron gate leading to courtyard garden, patio area with mature shrubs.

Pathway to side of property leading to upper patio area fully enclosed with original stone walls with picturesque views over the bay.

EXTERNAL



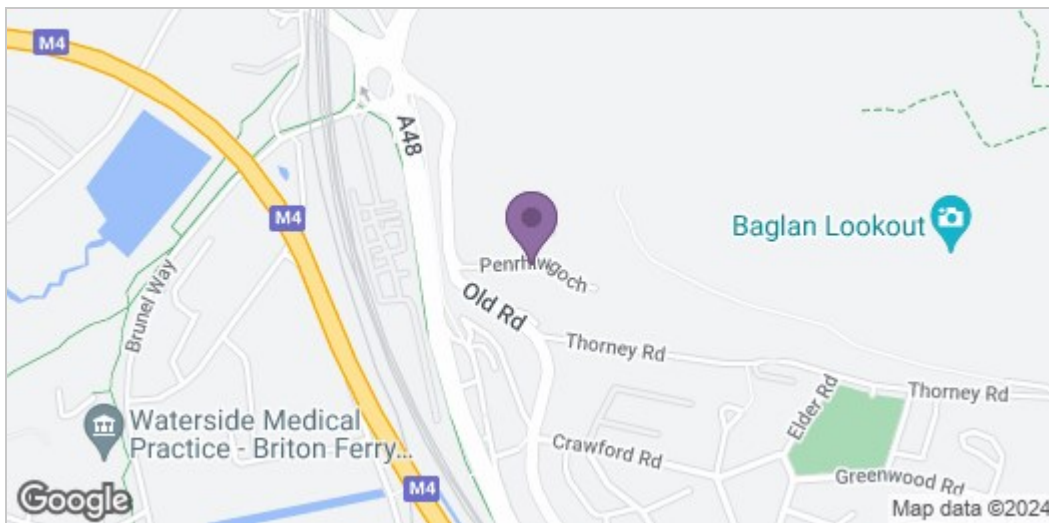
Front

Large driveway to the approach with shared access to adjoining property. Stoned area to with mature trees and shrubs.



Garage

Double garage with electricity power, large driveway for several cars. outside tap.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	56	
(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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