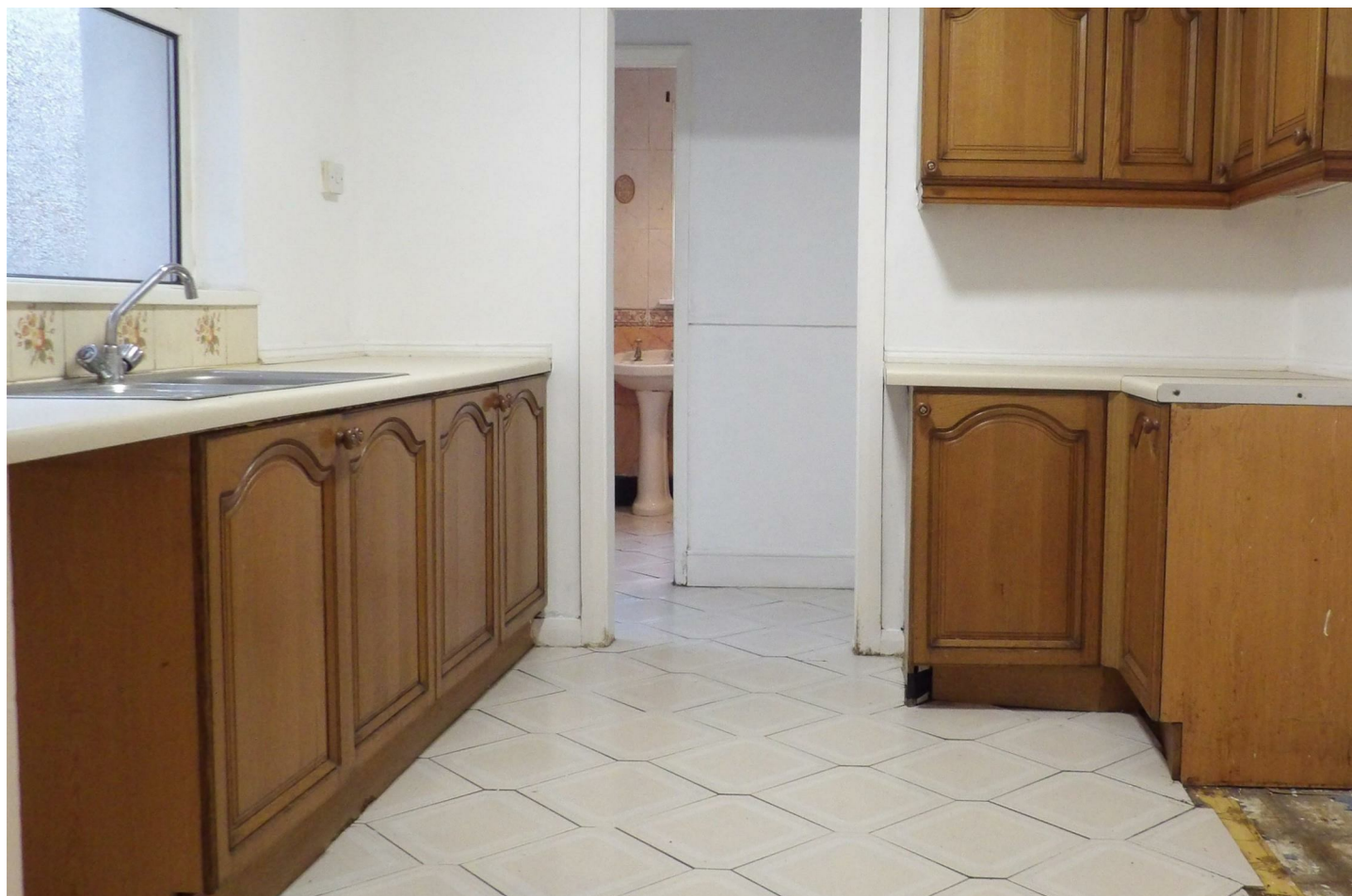




3 Bevan Street, Port Talbot, SA12 6ND

Offers In The Region Of £95,000

Nestled in the heart of Port Talbot on Bevan Street, this charming terraced house offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The large living room provides a welcoming atmosphere, perfect for relaxation or entertaining guests.

Recent upgrades, including a combination boiler, main roof, fascias and guttering ensure that the home is not only aesthetically pleasing but also energy-efficient and reliable. The thoughtful renovations mean you can move in with peace of mind, knowing that essential aspects of the property have been well taken care of.

Location is key, and this home does not disappoint. Situated close to the vibrant Port Talbot town centre, residents will enjoy easy access to a variety of shops, restaurants, and local amenities. Additionally, the beautiful Aberavon Beach is just a short distance away, offering a perfect spot for leisurely walks or family outings by the sea.

This property presents an excellent opportunity for those looking to settle in a lively community while enjoying the comforts of a well-maintained home. Whether you are a first-time buyer or seeking a new family residence, this terraced house on Bevan Street is certainly worth considering.

IDEAL OPPORTUNITY FOR A FIRST TIME BUYER OR INVESTOR.

To book a viewing please call Pennaf Premier on 01639 760033

Ground Floor



Entrance Hall

Entrance via Upvc double glazed door into hallway. Artex ceiling and walls, central light fitting, radiator, wood flooring, carpet to stairs, smoke alarm.

Large Reception Room

20'8" x 11'7" (6.321 x 3.542)

Two Upvc windows to front and rear. Artex ceiling and Plaster painted walls, two central lights, two radiators, laminate flooring.

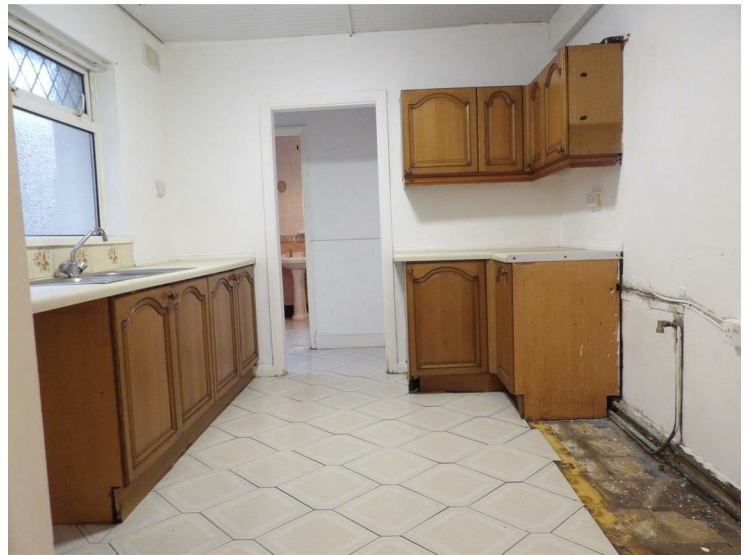
Storage cupboards in alcoves and under stair cupboard.



Kitchen

10'11" x 9'4" (3.338 x 2.850)

Upvc window to side. Wall and base units with laminate work surface. Space and plumbing for washing machine, space for cooker, fridge/freezer and dishwasher. Stainless steel sink and drainer with mixer taps. Plaster painted walls. Radiator, ceramic floor tiles.



Inner Hallway

Upvc double glazed door to side. Large cupboard housing combination boiler serving domestic hot water and central heating. Ceramic tile flooring.

Bathroom

9'2" x 5'11" (2.795 x 1.805)

Upvc double glazed window to rear. Low level w.c, wash hand basin, paneled bath with overhead shower. Electric extractor fan.

Part tiled walls with respetex over bath area. Radiator, ceramic floor tiles.



First Floor

Stairs and Landing

Upvc double glazed window at top of stairs. Artex ceiling and walls, carpet to stairs and landing. Access to attic.



Bedroom One

9'6" x 9'6" (2.905 x 2.900)

Upvc double glazed window to rear. Plaster painted walls with artex ceiling, central light. Radiator, laminate flooring.



Bedroom 3

8'7" x 6'9" (2.625 x 2.079)

Upvc double glazed window to front. Plaster painted walls with artex ceiling, central light. Radiator, laminate flooring.



Bedroom 2

10'10" x 8'2" (3.319 x 2.492)

Upvc double glazed window to front. Wallpaper walls with artex ceiling, central light. Radiator, laminate flooring. Fitted wardrobe.



Rear Courtyard.

Enclosed rear courtyard with access to the rear lane through gate.

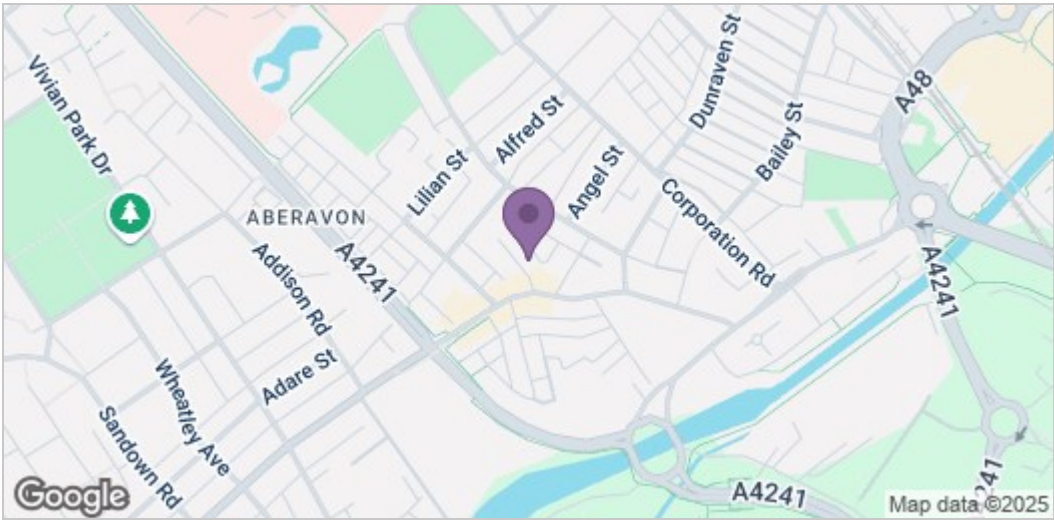


Other information

Recent upgrades within the last 5 years to main roof , flat roof, fascias and guttering, render to rear of property and front walls cleaned. Current electrical certificate and fuse box.
New boiler fitted last 2 years.

Other Information

Property has recently been rewired, new roof and boiler installed recently.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	73	89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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 firms employment has the authority to make or give any representation or warranty in respect of the property.