



## 11 Sycamore Court, Port Talbot, SA12 8PY £129,995

NO ONGOING CHAIN. GREAT OPPORTUNITY FOR A FIRST TIME BUYER.

PENNAF PREMIER are please to offer for sale this charming terraced house located in the peaceful cul-de-sac of Sycamore Court, Baglan, Port Talbot. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for first-time buyers or those looking to downsize.

As you enter the home, you are greeted by a welcoming entrance hallway that leads directly into the front kitchen, a lovely space that is both functional and inviting. The kitchen provides ample room for culinary creations and family gatherings.

The property has a rear reception room, perfect for relaxing or entertaining guests. With two well-proportioned bedrooms, there is plenty of space for a small family or for those who desire a guest room or home office. The bathroom is conveniently located, ensuring ease of access for all.

Outside, you will find a delightful rear garden, offering a private outdoor space to enjoy the fresh air, perfect for gardening enthusiasts or simply unwinding after a long day. The front of the property features a driveway, which is a valuable asset in this area.

Situated in a quiet cul-de-sac, this home benefits from a tranquil environment while still being close to local amenities, transport links and to the M4 corridor. Sycamore Court is a wonderful place to call home, combining comfort, convenience, and a sense of community. Do not miss the opportunity to view this lovely property.

To book a viewing please call the Pennaf Premier sales team on 01639 760033.

## GROUND FLOOR



### Entrance Hallway

Entrance through upvc double glazed front door into hallway. Emulsion painted walls and ceiling, central light, radiator, laminate flooring. Stairs leading to first floor.



### Kitchen

11'3" x 9'4" (3.43m x 2.84m )

Upvc double glazed window to front. Range of wall and base units, laminate worksurface. Space and plumbing for washing machine, under counter space for fridge and freezer, integrated electric oven, gas hob, extractor fan, stainless steel sink and mixer taps. Tiled in between units with emulsion painted walls and ceiling, central light, radiator, laminate flooring. Wall mounted boiler. Glass pane door into hallway. Under stair storage cupboard.



### Living Room

12'10" x 9'4" (3.914 x 2.866)

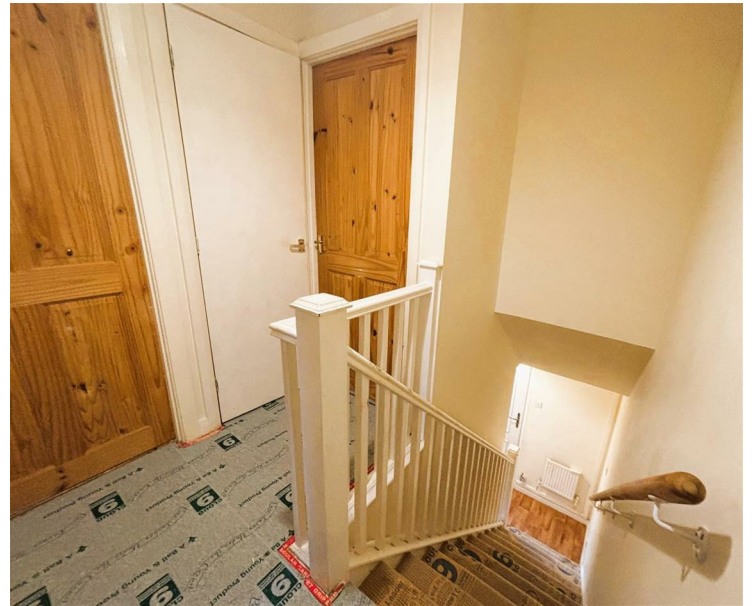
Upvc double glazed window and french doors to rear. Emulsion painted walls and ceiling, central light, radiator.



## FIRST FLOOR

### Stairs and Landing

Stairs leading to first floor landing. Wooden banister and handrail. Plaster painted walls and ceiling, central light. Radiator. Access to attic through loft hatch. Cupboard housing water storage tank.



### Bedroom One

12'9" x 11'1" (3.91m x 3.38m )

Upvc double glazed window to front. Emulsion painted walls and ceiling, central light, radiator.



**Bedroom Two**

9'6" x 6'1" (2.920 x 1.879)

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



**Rear Garden**

Enclosed rear garden with fence, wall to rear overlooking park. slabbed patio area.



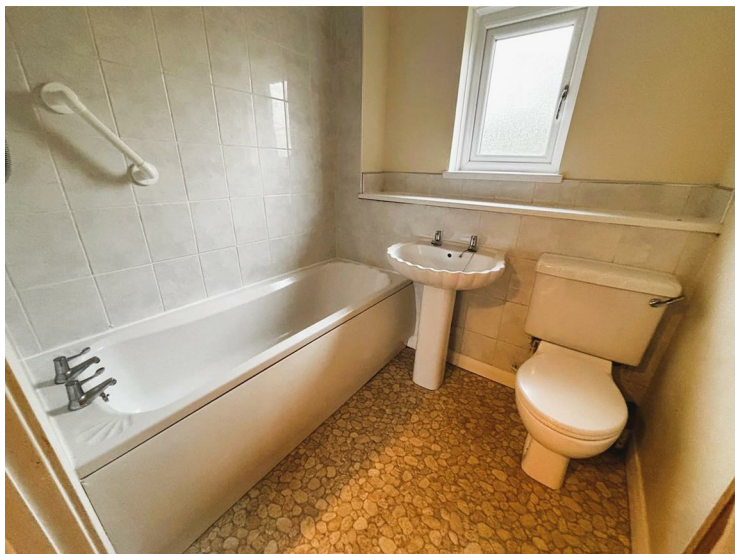
**Outside Front Storage Area**

Door into outside locked storage area.

**Bathroom**

6'4" x 6'3" (1.938 x 1.913)

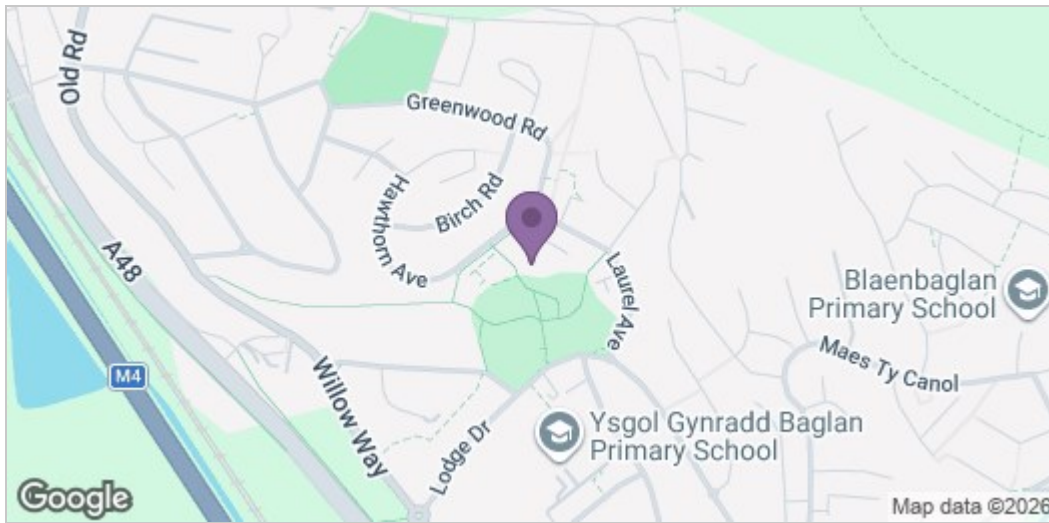
Upvc double glazed window to rear. Emulsion painted walls and ceiling, central light. Tiled over bath, sink and toilet area. Shower over panelled bath, low level w.c, wash hand basin, radiator, laminate flooring.



**EXTERNAL**

**Front Driveway**

Driveway leading to front door. Outside tap.



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