Pennaf premier™

Sales & Lettings

4 Sea View Terrace, Port Talbot, SA12 8HW

£80,000

SUITABLE FOR CASH BUYERS/INVESTMENT WITH NO ONGOING CHAIN. Three bedroom terraced house in Sea View Terrace is a promising investment for anyone willing to undertake a refurbishment project. With its generous living space, convenient amenities, and stunning views, it offers the perfect opportunity to create a beautiful home in a desirable location. With three bedrooms, this property is ideal for families or individuals seeking extra space. The house features a large reception room, perfect for relaxing or entertaining guests. While the home is in need of refurbishment, this offers a blank canvas for buyers to personalise and enhance the space to their liking. The potential for transformation is immense, allowing you to infuse your own style and preferences into every corner.

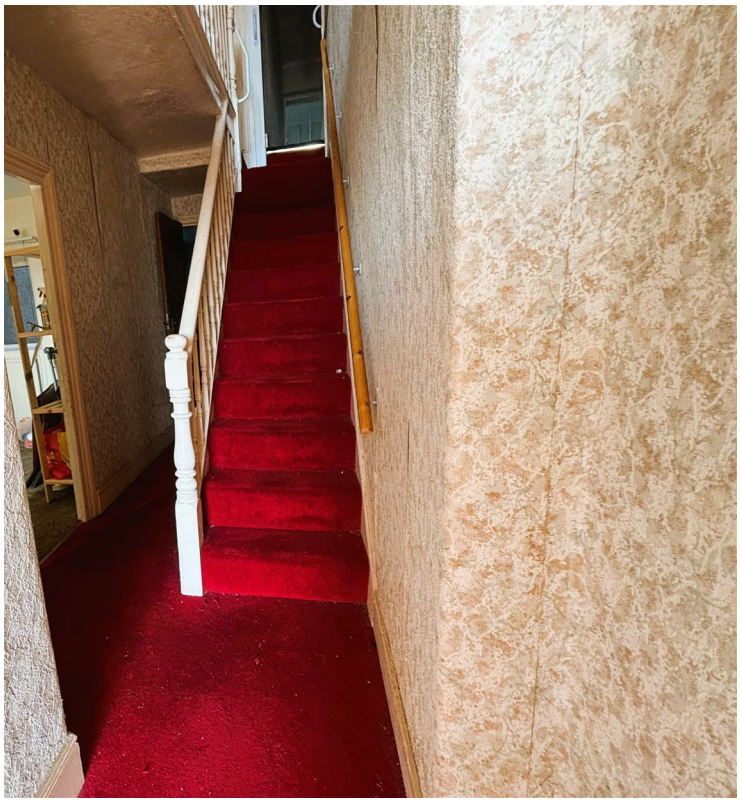
Additionally, the property boasts lovely views, making it a delightful place to unwind after a long day. Its proximity to the M4 corridor ensures excellent transport links, making commuting to nearby towns and cities a breeze. This location is particularly advantageous for those who value accessibility while enjoying the tranquillity of a residential area.

To book an appointment to view please call the Pennaf premier sales team 01639 760033.

GROUND FLOOR

Porch
Entrance through Upvc double glazed door into porch. Wallpaper to walls and ceiling, central light, carpet.

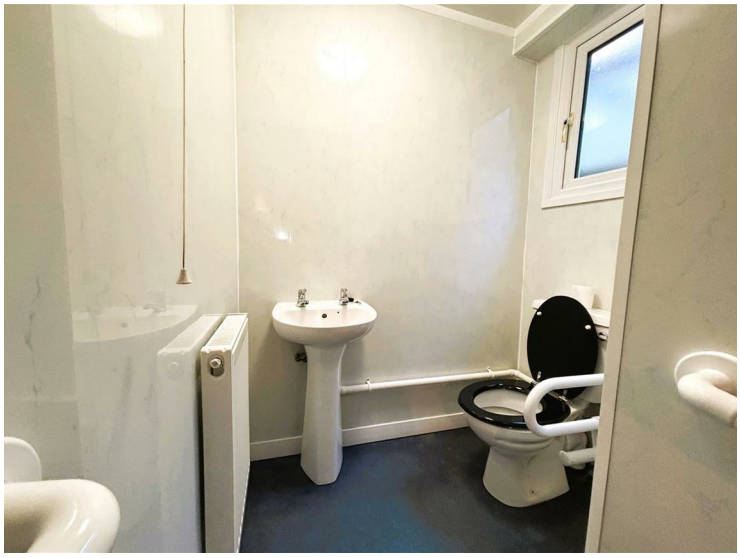
Hallway
Stairs leading to first floor. Wallpaper to walls and ceiling, central light, wooden banister and handrail, radiator, carpet. Under stair storage cupboard.



Living Room
23'0" x 12'8" (7.021 x 3.868)
Upvc double glazed windows to front and rear. Emulsion painted walls and ceiling, two central lights, two radiators, carpet.

Kitchen
12'0" x 9'4" (3.674 x 2.867)
Upvc double glazed door and window to side. Range of wall and base units, stainless steel sink with mixer taps, space for cooker, fridge freezer, plumbing for washing machine, radiator, original floor tiles. Room for dining table.

Cloakroom
5'4" x 4'4" (1.628 x 1.338)
Upvc window, Respatex walls and ceiling, central light, low level w.c, wash hand basin, vinyl flooring.



First Floor

Stairs and Landing

Wooden banister, Wallpaper to walls and ceiling, carpet to stairs and landing.

Bedroom 2

11'8" x 10'9" (3.559 x 3.281)

Upvc double glazed window to rear. Wallpaper to walls and ceiling, central light, radiator, carpet. Storage cupboard.

Bedroom 1

16'5" x 11'1" (5.016 x 3.384)

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

Bedroom 3

11'11" x 5'7" (3.649 x 1.716)

Upvc double glazed window to side. Wallpaper to walls and ceiling, central light, carpet.

Bathroom

10'6" x 6'9" (3.204 x 2.068)

Upvc window to side. Respatex to walls and ceiling, central light. Walk in shower cubicle, low level w.c, wash hand basin, radiator, vinyl flooring. Wall mounted combination boiler.

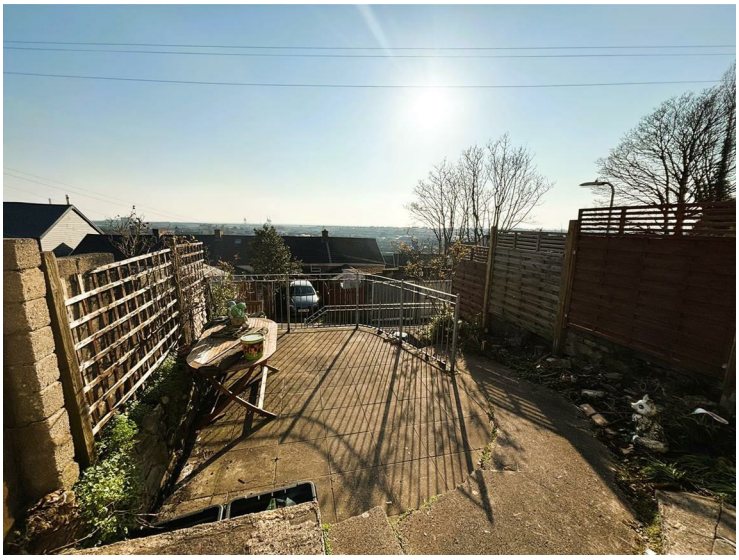
EXTERNAL

External Utility Room

Outside Utility room with radiator and electricity.

Front Garden

Enclosed garden with steps up to slabbed patio area and pathway to front door. wrought iron gate and fence. Storage shed under patio.



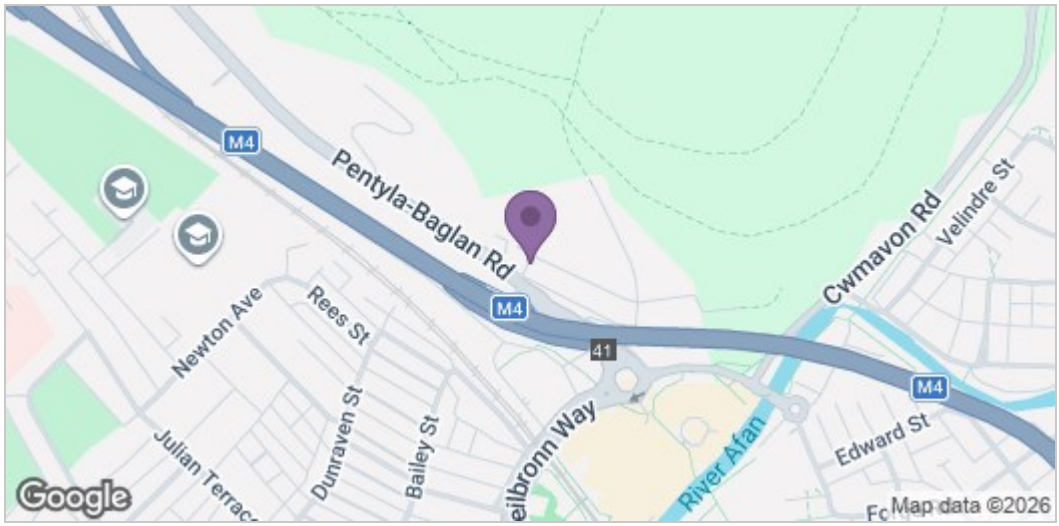
Rear Garden

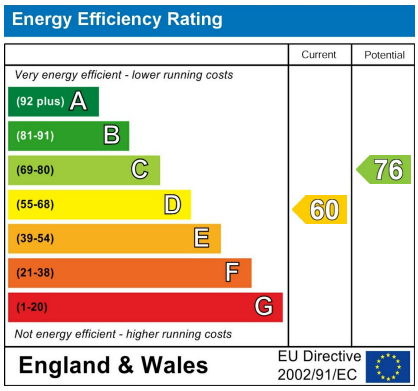
Enclosed rear garden with brick walls and steps up to tiered areas. Garden shed.

Ground Floor
Approx. 51.1 sq. metres (550.1 sq. feet)

First Floor
Approx. 51.4 sq. metres (553.3 sq. feet)

Total area: approx. 102.5 sq. metres (1103.5 sq. feet)





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