

## 12 Prior Street, Port Talbot, SA13 1YA £135,000

Pennaf Premier are pleased to offer this three bedroom mid-terrace house on Prior Street which presents an excellent opportunity for both first-time buyers and savvy investors. The property boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. With three well-proportioned bedrooms, there is ample space for a growing family or for those seeking a comfortable home office. The large kitchen is a standout feature, providing plenty of room for culinary creativity and family gatherings. Convenience is key, with a ground floor bathroom that adds practicality to daily living, alongside a first-floor cloakroom for added ease. This thoughtful layout ensures that the home meets the needs of modern living while maintaining a warm and welcoming atmosphere. Situated in a vibrant community, this property is ideally located for access to local amenities, schools, and transport links, making it a desirable choice for anyone looking to settle in Port Talbot. Whether you are embarking on your journey as a homeowner or looking to expand your property portfolio, this house offers a fantastic blend of comfort, space, and potential. Don't miss the chance to make this delightful property your own. To book an appointment please call the Pennaf Premier sales team on 01639 760033

## GROUND FLOOR

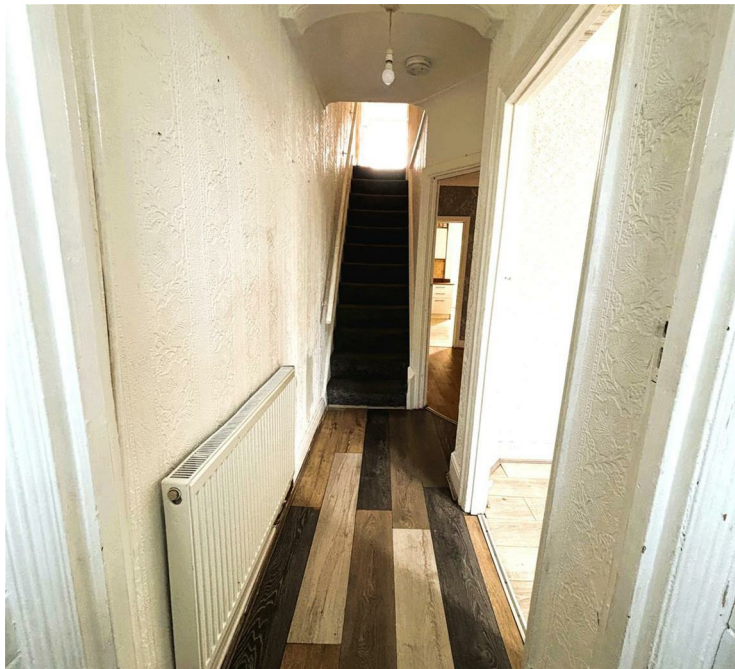
### Entrance Porch

Entrance through Upvc double glazed door into porch. Half tiled walls, wallpaper to rest of walls and ceiling, central light, laminate.



### Hallway

Door through to hallway, wallpaper to walls and ceiling, central light, radiator, laminate flooring. Stairs to first floor.



### Reception Room One

13'2" x 10'9" (4.031 x 3.289)

Two upvc double glazed window to front. Wallpaper to walls, artex ceiling, central light, radiator, laminate flooring. Feature fireplace, cupboards to alcove housing gas meter.



### Reception Room Two

13'10" x 11'7" (4.218 x 3.556)

Upvc double glazed door to rear. Wallpaper to walls and ceiling, central light, radiator, laminate flooring. Cupboards to alcoves housing electric meter.



### Kitchen

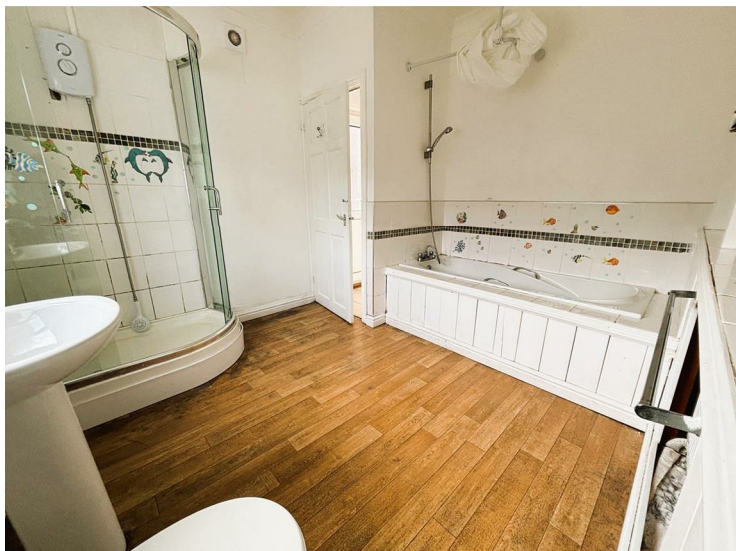
12'8" x 10'2" (3.868 x 3.106)

Upvc double glazed window and door to rear access. Wallpaper to walls with tiling in between units, plaster painted ceiling, central light, downlights. Range of wall and base units, laminate worksurface. Integrated electric oven, gas hob, extractor fan, stainless steel sink with mixer taps. Space for fridge/freezer, plumbing for washing machine, radiator. Under stair storage cupboard. Tiled flooring. Space for dining table.

### Family bathroom

9'7" x 7'8" (2.929 x 2.341)

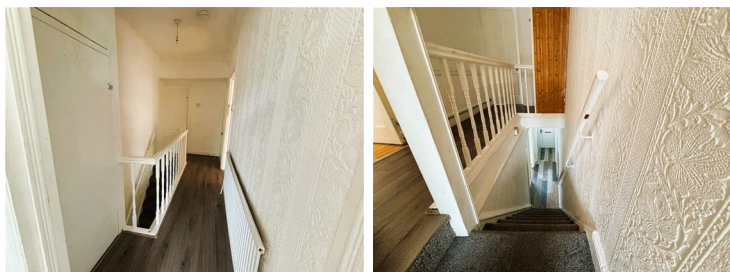
Upvc double glazed window to rear. Emulsion painted walls and ceiling, central light, part tiled around bath and shower enclosure. Standard bath with shower over, low level w.c, wash hand basin, shower enclosure (electric shower not working), extractor fan. Radiator, laminate flooring.



## FIRST FLOOR

### Stairs and Landing

Wooden banister, wallpaper walls, artex ceiling, central light. carpet to stairs and landing. Large storage cupboard.



### Bedroom One

17'1" x 10'3" (5.218 x 3.126)

Two upvc double glazed windows to front, Wallpaper to walls, artex ceiling, central light, dado rail, radiator, laminate flooring.



### Bedroom Two

12'5" x 10'10" (3.787 x 3.312)

Upvc double glazed window to rear, wallpaper to walls, artex ceiling, central light, radiator, laminate flooring. Fitted wardrobes.



### Bedroom Three

10'0" x 8'5" (3.058 x 2.567)

Wallpaper to walls, artex ceiling, central light, radiator, laminate flooring.



### Cloakroom

5'10" x 3'5" (1.799 x 1.055)

Upvc double glazed window to side. wallpaper to walls and ceiling, central light. Low level w.c, wash handbasin, laminate flooring. Large storage cupboard.



## EXTERNAL

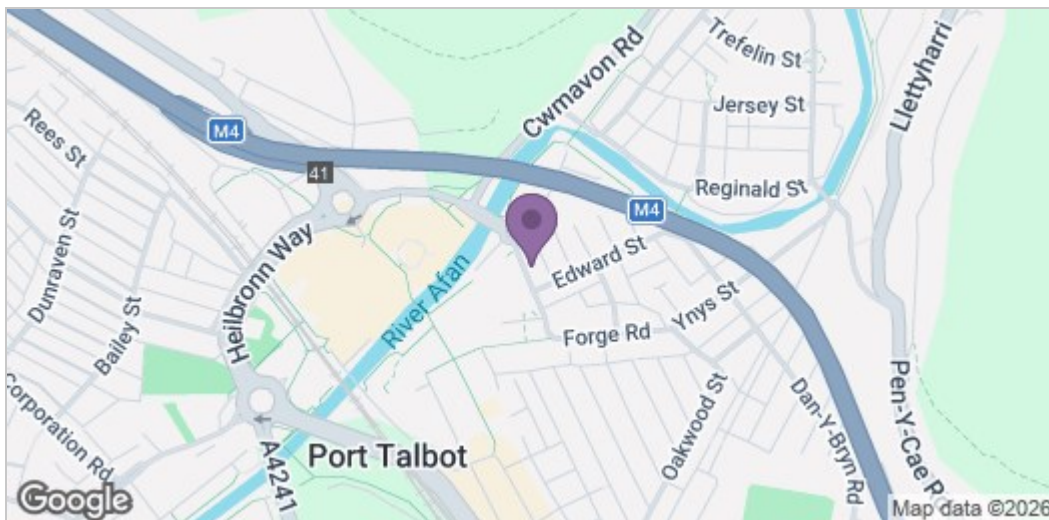
### Front Garden

Wall with wrought iron fencing and gate, pathway to front door, slabbed area.



### Rear Garden

Enclosed rear garden with fencing, gate with rear lane access.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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