



20 Curwen Close, Port Talbot, SA12 9UT

Offers Over £160,000

Recently Reduced with No ongoing chain this lovely three bedroom property with ground floor cloak room and first floor shower room is an ideal opportunity for first time buyers or families alike.

Three Bedrooms
Quiet Cuk De Sac
Close to local amenities and transport links
Side access to rear garden

Whether you're a growing family, need room to work from home, or simply want more space, this property offers a fantastic combination of practical living and beautiful surroundings. Don't miss the opportunity to view this property.
To book your viewing, contact the Pennaf Premier sales team on 01639 760033.

Ground Floor

Entrance Hallway

Entrance through Upvc double glazed door into hallway. Emulsion painted walls with dado rail, central light, radiator, carpet. Under stair open storage area.



Cloakroom

6'1" x 3'8" (1.863 x 1.121)

Upvc double glazed window to front. Emulsion painted walls, central light. Low level w.c, wash handbasin, radiator, vinyl flooring.

Living Room\Dining Room

23'10" x 9'7" (7.287 x 2.930)

Two Upvc double glazed windows to front and rear. Emulsion painted walls, two central lights, two radiators, carpet. Feature fireplace housing gas fire.



Kitchen

9'0" x 8'4" (2.766 x 2.548)

Upvc double glazed window and door to rear garden. Range of wall and base units, part tiled in between units, laminate work surface, space for cooker, extractor fan, space for fridge freezer and plumbing for washing machine, sink with mixer taps, radiator, laminate flooring.

First Floor

Stairs and Landing

Wooden banister rail, emulsion painted walls, central light, carpet to stairs and landing, access to loft. Large storage cupboard.



Bedroom One

13'11" x 12'5" (4.255 x 3.807)

Upvc double glazed window to front. Wallpaper and emulsion painted walls, central light, radiator, carpet. Large cupboard housing combination boiler serving domestic hot water and central heating.



Bedroom Two

12'1" x 11'10" (3.685 x 3.618)

Upvc double glazed window to rear. Wallpaper and emulsion painted walls, radiator, carpet. Fitted wardrobe.



Bedroom Three

7'6" x 8'10" (2.297 x 2.716)

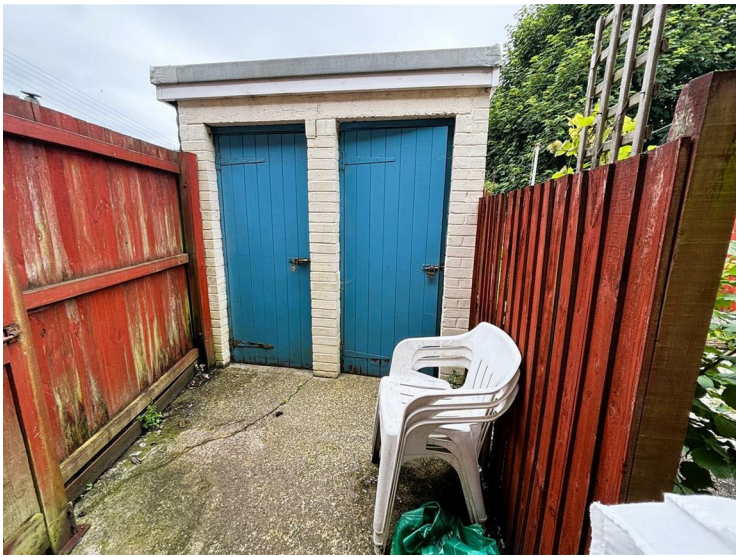
Upvc double glazed window to rear. Emulsion painted walls and ceiling, central light, radiator, vinyl flooring. Fitted wardrobe.



Shower Room

7'2" x 3'7" (2.185 x 1.097)

Upvc double glazed window to front. Fully tiled bathroom, double shower cubicle, rainwater shower, low level w.c, wash hand basin, chrome heated towel radiator, vinyl flooring.



EXTERNAL

Front Garden

Enclosed front garden with steps and handrail to pathway leading to front door and side alley to the rear garden.



Rear Garden

Enclosed rear garden with fencing. Pathway to rear of garden and side access to alley way to front. Slabbed patio and stoned bedding areas. Wooden gate leading to two storage shed area.

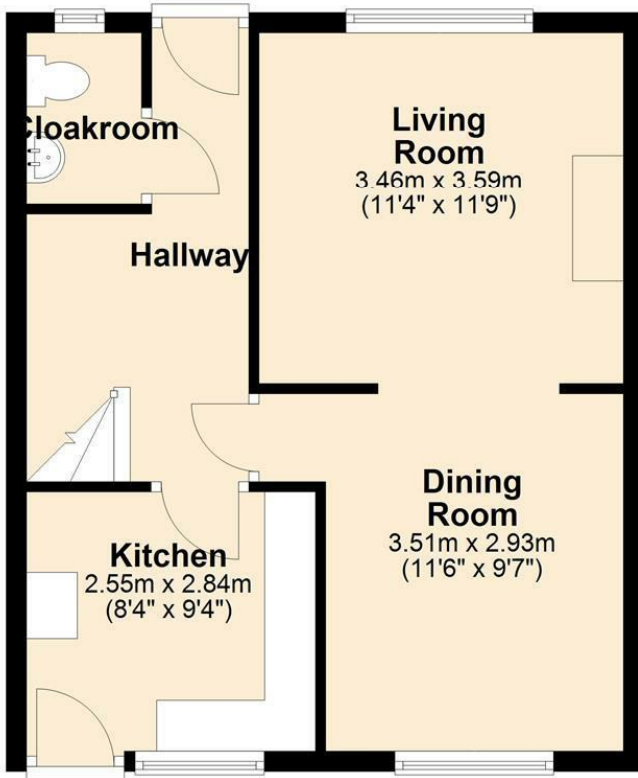


Outside Sheds

Two brick built storage sheds wooden gate leading to through to alley way.

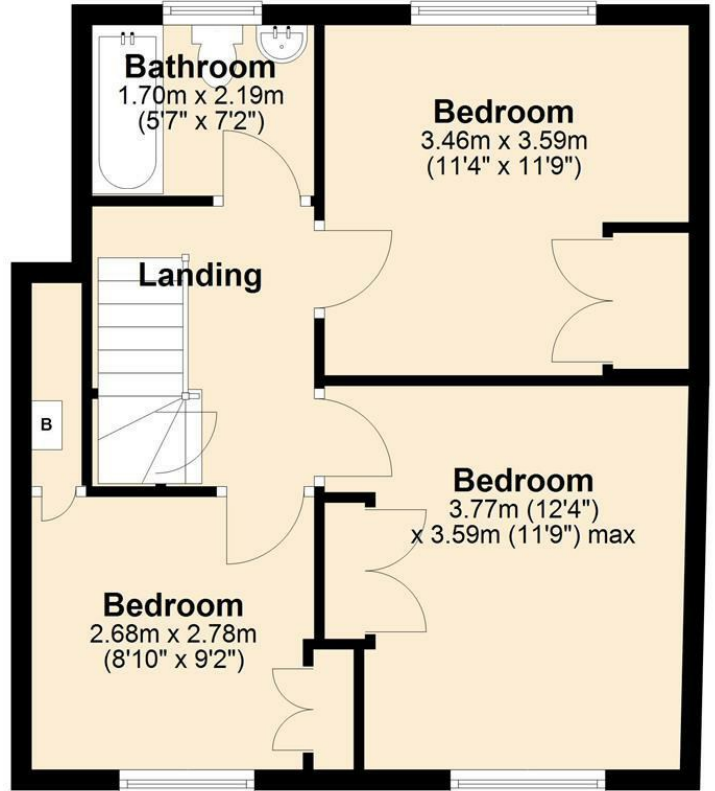
Ground Floor

Approx. 41.5 sq. metres (447.2 sq. feet)

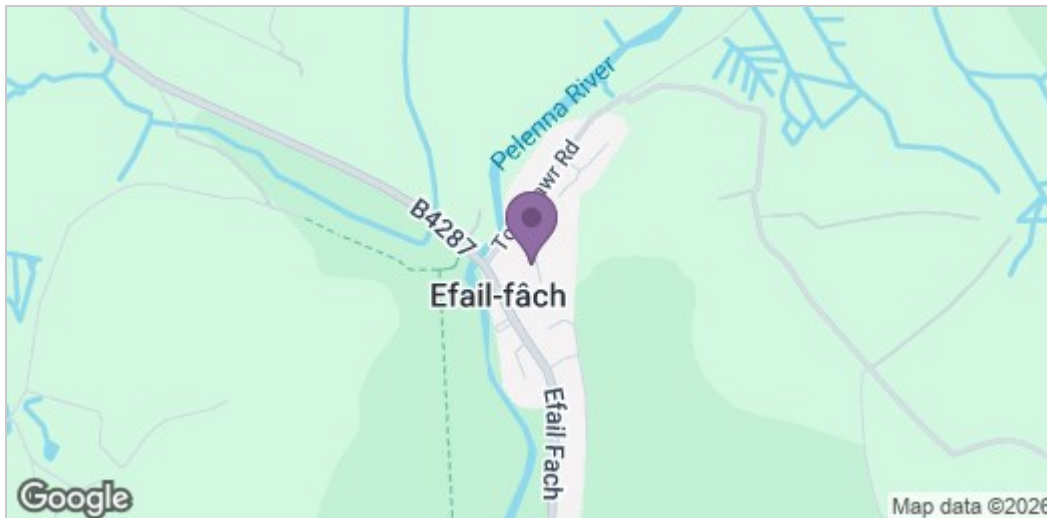


First Floor

Approx. 45.8 sq. metres (492.5 sq. feet)



Total area: approx. 87.3 sq. metres (939.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	81
(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	

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