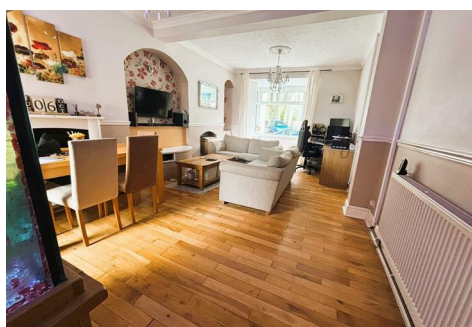




10 Glyndwr Street, Port Talbot, SA13 1YH

Offers Over £130,000

THIS PROPERTY IS BEING SOLD WITH TENANT IN SITU.

This well presented three bedroom property within walking distance of Port Talbot Central, presents an excellent opportunity for investors seeking a property with tenants already in place. The property boasts three spacious double bedrooms, a welcoming reception room that offers a comfortable space for relaxation or entertaining guests. The newly fitted kitchen is a standout feature, providing a modern and functional area for culinary pursuits. The property also includes a well-appointed bathroom and ground floor cloakroom ensuring convenience for all residents. The garden leads to a large garage to the rear of the property.

This property is sold with tenants in situ, making it a hassle-free investment opportunity. With its prime location, spacious layout, and modern features, this terraced house on Glyndwr Street is not to be missed. Whether you are looking to expand your property portfolio or seeking a home with rental potential, this residence is sure to meet your needs.

To book an appointment to view please call the Pennaf Premier lettings team on 01639 760033.

EXTERNAL

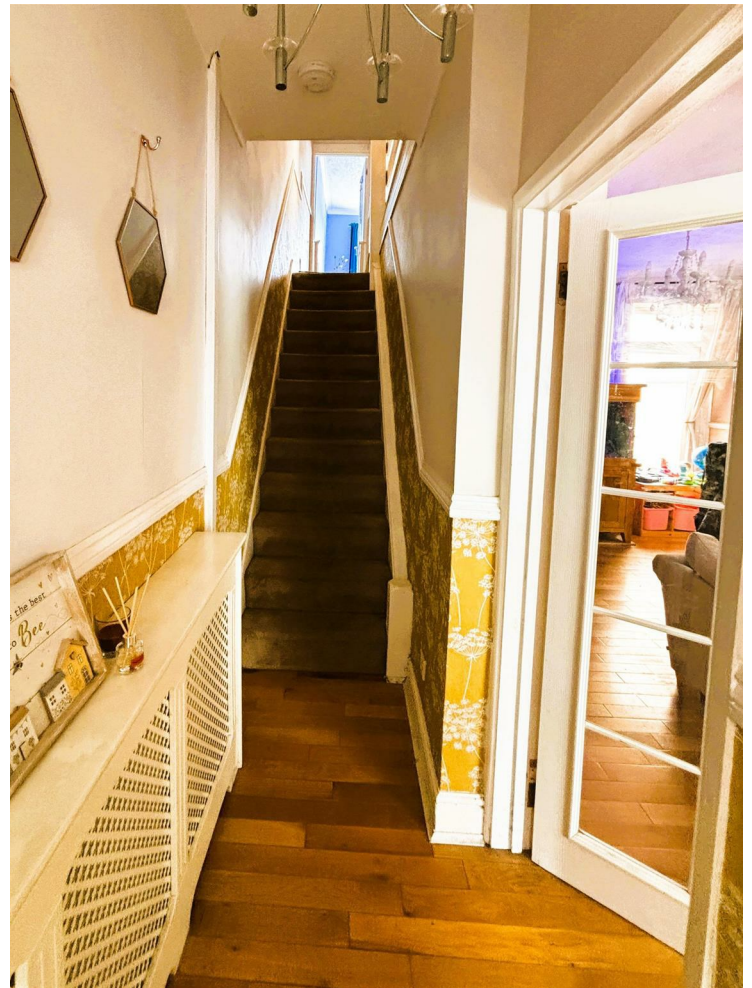
Entrance Porch

Entrance through Upvc front door into porch. Wallpaper to walls, laminate flooring.



Hallway

Through from porch. Wallpaper to walls, artex ceiling, central light, dado rail, radiator, laminate flooring.



Living Room\Diner

25'1" x 12'8" (7.649 x 3.883)

Upvc bay window to front, upvc door leading to rear. Emulsion painted walls, dado rail, artex ceiling, 2 central light, 2 radiators, laminate flooring. feature fireplace.



Kitchen

11'10" x 9'2" (3.626 x 2.802)

Upvc double glazed window to side. Emulsion painted walls and ceiling, central light. Range of wall and base units, tiled in between. Integrated gas oven, hob and extractor fan, integrated dish washer, integrated microwave, ceramic sink with mixer

taps. Space for fridge \freezer, cupboard housing combination boiler, under stair storage cupboard. Ceramic tiled flooring.



Utility Room

6'3" x 4'2" (1.924 x 1.282)

Upvc double glazed window and door to rear. Emulsion painted walls and ceiling, central light. Space and plumbing for washing machine and tumble dryer. Ceramic floor tiles.



FIRST FLOOR

Stairs and Landing

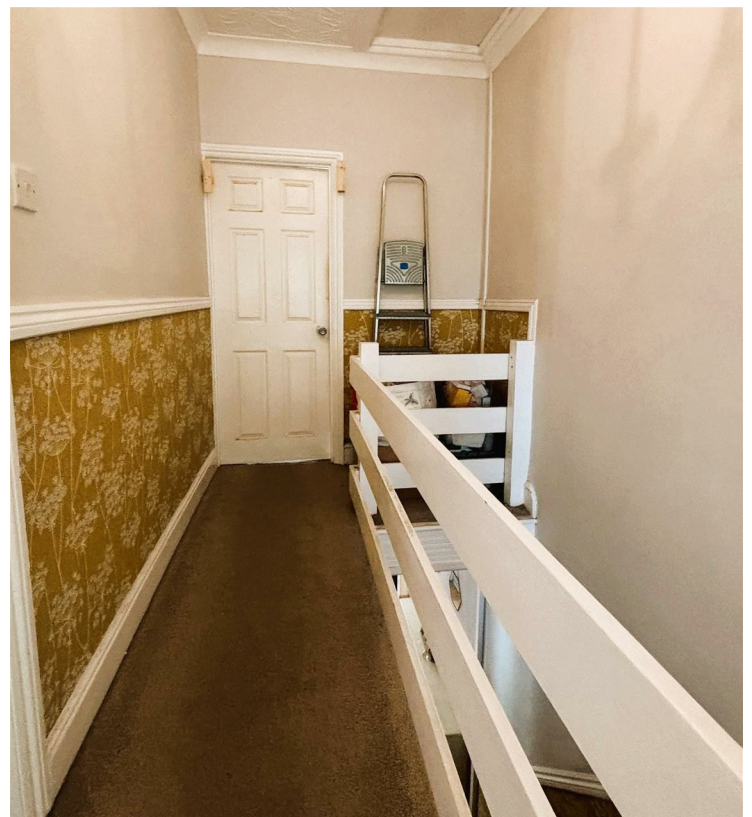
Wooden banister. Emulsion painted walls, part wallpaper, dado rail, artex ceiling, central light, carpet to stairs and landing. Piv ventilation system fitted. Access to attic.



Cloakroom

5'10" x 5'3" (1.802 x 1.607)

Upvc double glazed window to rear. Emulsion painted walls and ceiling, central light, low level w.c, wash hand vanity basin, ceramic floor tiles, large storage cupboard.



Bedroom One

16'6" x 9'9" (5.037 x 2.972)

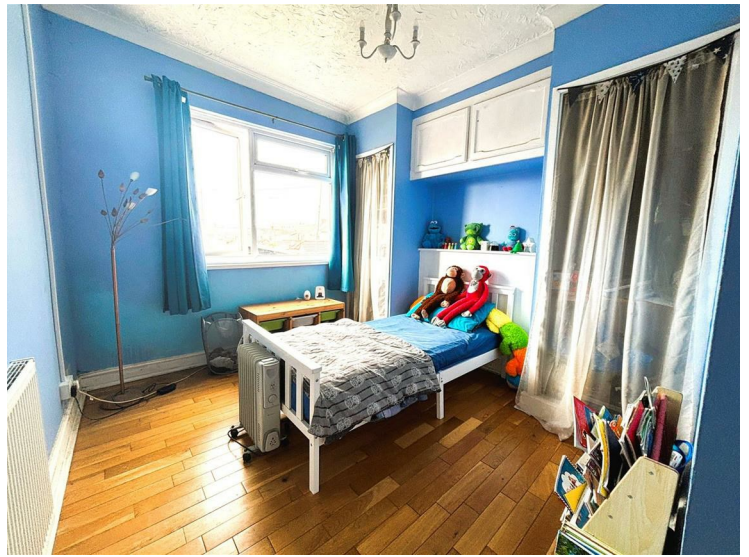
Two upvc double glazed windows to front. Wallpaper to walls, artex ceiling, central light, radiator, carpet.



Bedroom Two

12'8" x 9'3" (3.870 x 2.836)

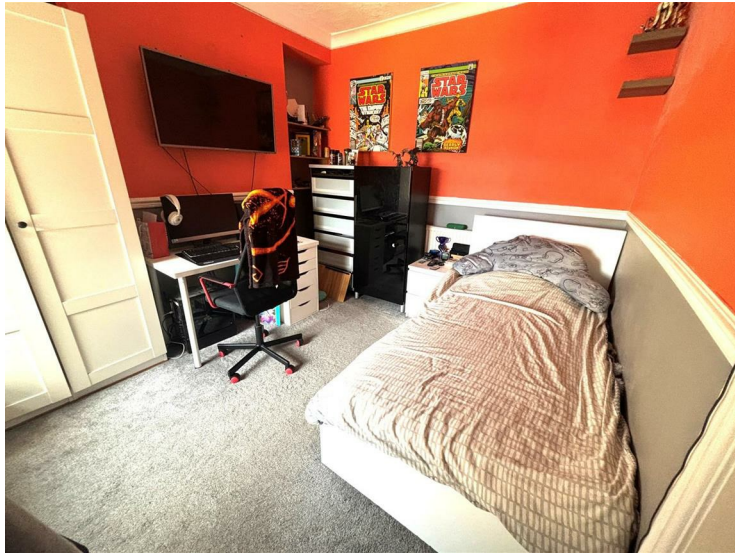
Upvc double glazed window to rear. Emulsion painted walls, dado rail, artex ceiling, central light, radiator, carpet, storage cupboard.



Bathroom

7'1" x 6'9" (2.177 x 2.072)

Upvc double glazed window to side. Fully tiled walls, artex ceiling, central light. Corner bath with shower over, low level w.c, wash hand basin, chrome ladder towel rail, laminate flooring.



Bedroom Three

10'3" x 9'9" (3.144 x 2.978)

Upvc double glazed window to rear. Emulsion painted walls, artex ceiling, central light, radiator, laminate flooring, two storage cupboards.



Front Garden

Enclosed front garden with path to front door and slatted area, front gate.



Rear Garden

Enclosed rear garden, decking area with pathway leading to garage, rest of garden laid to lawn.

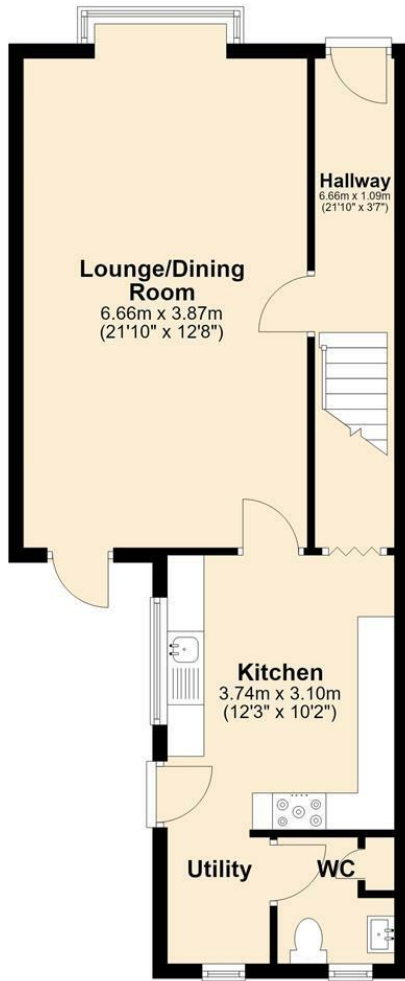


Garage

Large garage with electric up and over roller door. Personnel door from garden into brick built garage.

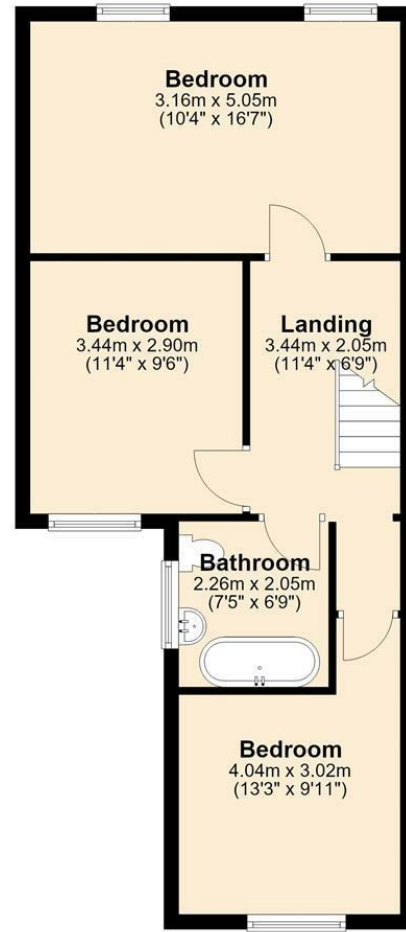
Ground Floor

Approx. 51.7 sq. metres (556.1 sq. feet)

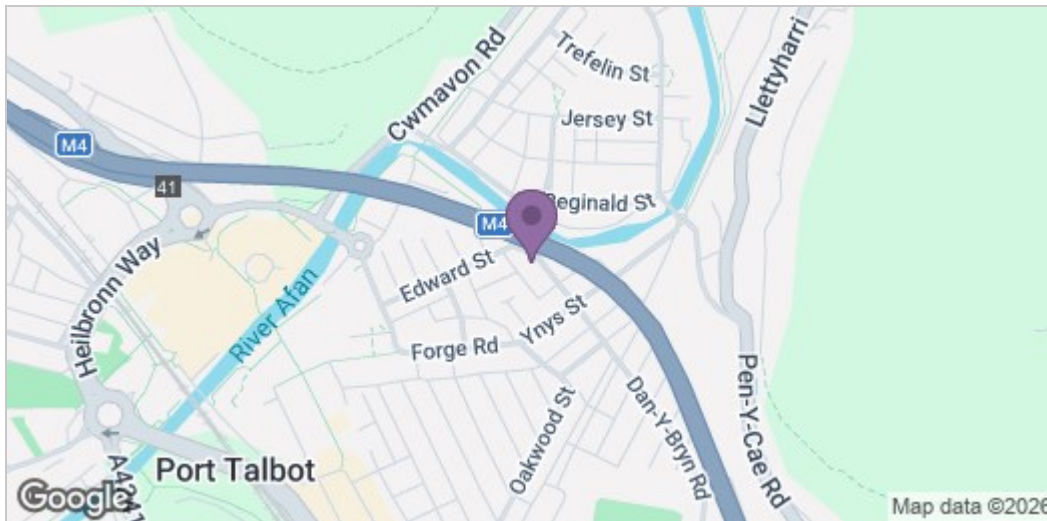


First Floor

Approx. 50.3 sq. metres (541.8 sq. feet)



Total area: approx. 102.0 sq. metres (1098.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	77
(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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