



Pendarvis Terrace, Port Talbot, Neath Port Talbot. SA12 6DX

£94,950



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Conveniently located within walking distance of PORT TALBOT TOWN CENTRE, SANDFIELDS PRIMARY SCHOOL and local amenities, this three bedroom mid terrace property would make an ideal FIRST TIME PURCHASE or INVESTMENT OPPORTUNITY and is available with NO ONGOING CHAIN.

£94,950

- Three bedroom mid terrace house
- Two reception rooms
- Family bathroom to ground floor
- Enclosed rear garden
- No ongoing chain



OVERVIEW

Located within close proximity to Aberavon beach, local shops and schools, this three bedroom mid terrace house would make an ideal investment purchase or first time buy. Offering well proportioned accommodation throughout and an enclosed rear garden with lane access.

Accommodation briefly comprising to the ground floor entrance porch, hallway, two reception rooms, kitchen, rear porch and family bathroom.

To the first floor there are three bedrooms.

Externally to the rear there is an enclosed garden laid to lawn, patio slabs and concrete with a doorway giving rear lane access.

ENTRANCE PORCH

Enter via PVCu door with frosted glass panel. Coving. Wall light. Wood panelling to the walls. Wood effect laminate flooring. Doorway leading through to hallway.

HALLWAY

Centre ceiling light. Coving. Staircase leading to first floor landing with fitted carpet. Radiator. Continuation of laminate flooring. Doorway leading through to reception two.

RECEPTION 2 (12' 4" x 10' 8") or (3.75m x 3.25m)

Centre ceiling light. Double glazed PVCu window overlooking the rear. Wall lights. Radiator. Chimney breast with alcoves either side. Feature stone fireplace and surround with marble hearth. Laminate flooring. Doorway leading through to kitchen. Square archway leading through to reception one.

RECEPTION 1 (12' 4" x 9' 9") or (3.76m x 2.98m)

Centre ceiling light. Double glazed PVCu window overlooking the front. Radiator. Feature stone chimney breast with alcoves either side with built-in storage. Laminate flooring.

KITCHEN (12' 6" x 7' 10") or (3.80m x 2.39m)

Centre ceiling light. Double glazed PVCu window overlooking the side. Kitchen comprises a range of wall and base units with coordinating laminate worktops. Tiling to splash-back areas. Inset sink and drainer with mixer tap. Integrated four ring gas hob with electric oven. Access to under stair storage. Plumbing for automatic washing machine. Space for freestanding fridge freezer. Square archway leading through to rear porch.

REAR PORCH

Centre ceiling light. Frosted glass PVCu door giving access to rear garden. Doorway leading through to family bathroom.

FAMILY BATHROOM (9' 6" x 7' 5") or (2.90m x 2.25m)

Centre ceiling light. Double glazed PVCu window overlooking the rear. Extractor fan. Radiator. Four piece suite comprising low level w.c., pedestal wash hand basin, panelled bath and walk-in shower with glass screen. Floor to ceiling tiling to the walls.

FIRST FLOOR LANDING


Centre ceiling light. Coving. Built-in storage. Fitted carpet. Doorways leading off to three bedrooms.

BEDROOM 3 (10' 3" x 8' 0") or (3.13m x 2.43m)



For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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