



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

£119,950

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We are pleased to present to the market this generous sized three bedroom end of terraced house ideally located for Port Talbot town centre, transport links and walking distance to local shops, schools, amenities and good transport links. Early viewing is highly recommended.

£119,950 - Freehold

- Three bedroom end of terrace house
- Two reception rooms
- Fitted kitchen with appliances
- Downstairs bathroom/shower room
- Enclosed rear garden and single garage
- EPC D/Council tax B



DESCRIPTION

We are pleased to present to the market this generous sized three bedroom end of terraced house ideally located for Port Talbot town centre, transport links and walking distance to local shops, schools, amenities and good transport links. Early viewing is highly recommended.

Property briefly comprising: Entrance hall, two reception rooms, fitted kitchen, downstairs bathroom/shower room, first floor three bedrooms. Outside enclosed rear garden and detached single garage.

ENTRANCE

Access via PVCu part panelled and part decorative double glazed unit leading into entrance vestibule. Artex ceiling. Artex walls. Laminate flooring. Multi glazed door leading into:

HALLWAY

Artex ceiling with ceiling rose. Artex walls. Continuation of the laminate flooring. Radiator. Staircase to first floor accommodation with fitted carpet. Doors leading off.

RECEPTION 2 (14' 0" x 9' 7") or (4.26m x 2.91m)

Papered ceiling with ceiling rose. Papered walls. Laminate flooring. Radiator. Focal point to the room is the brick fire surrounds with wooden mantle and onset electric fire. PVCu double glazed window to front of property with vertical blinds.

RECEPTION 1 (18' 8" max x 12' 0" max) or (5.68m max x 3.67m max)

Measurements at widest point

Artex ceiling with ceiling rose and two pendant light fittings. Emulsioned walls with dado rail and one feature wooden panel wall. Laminate flooring. Understair storage. Radiator. Wooden mantle with inset living flame gas fire. Double door cupboard housing the combination boiler. Understair storage cupboard. PVCu double glazed window to rear of property with vertical blinds. Multi glazed door leading into:

KITCHEN (13' 3" x 8' 10") or (4.04m x 2.70m)

Artex ceiling. Half emulsioned and half tiled walls. Tiled flooring. Radiator. Range of wall and base units in white high gloss with laminate work tops. Four ring electric hob with concealed extractor hood. Split level electric oven and built in microwave. Dishwasher and washing machine to remain. White single drainer sink unit with mixer tap. PVCu double glazed window to rear. Multi glazed door leading to:

INNER PASSAGE

Stippled ceiling. Half emulsioned and half tiled walls. Continuation of tiled flooring. PVCu part panelled and part frosted double glazed door leading to the rear garden. Wooden door leading to:

BATHROOM / SHOWER ROOM (8' 9" x 6' 9") or (2.66m x 2.06m)

Stippled ceiling. Tiled walls. Continuation of tiled flooring. Chrome towel rail heater. Room is fitted with a three piece suite in white comprising low level WC, hand basin set within vanity unit, double shower unit with overhead mains fed shower. PVCu frosted double glazed window to rear.

LANDING

Artex ceiling with loft access hatch. Artex walls. Fitted carpet. Doors leading off.



BEDROOM 1 (20' 3" max x 9' 7" max) or (6.18m max x 2.93m max)

Measurements at widest point

Papered ceiling. Papered walls. Laminate flooring. Radiator. Range of wall to wall fitted wardrobes, bedside cabinets and additional triple wardrobe with shelving plus and matching dressing table. Two PVCu double glazed tilt and turn windows to front of property.

BEDROOM 2 (12' 1" x 7' 6") or (3.69m x 2.29m)

Measurements including fitted wardrobes

Polystyrene ceiling. Papered walls. Laminate flooring. Radiator. Range of wall to wall fitted wardrobes, bedside cabinets and matching dressing table. PVCu double glazed tilt and turn window to rear of property.

BEDROOM 3 (9' 7" x 8' 11") or (2.92m x 2.72m)

Polystyrene ceiling. Papered walls. Laminate flooring. Radiator. Wardrobes with bridging unit over bed area. PVCu tilt and turn double glazed window to rear of property.

OUTSIDE

Rear garden is enclosed and bounded by wall with side gate allowing street access. Paved area idea for garden furniture. Astroturf for low maintenance. Outside tap. Courtesy door and window into single garage with up and over doors.


NOTES

We have been informed by the vendor that the property is held freehold but we have not inspected the title deeds

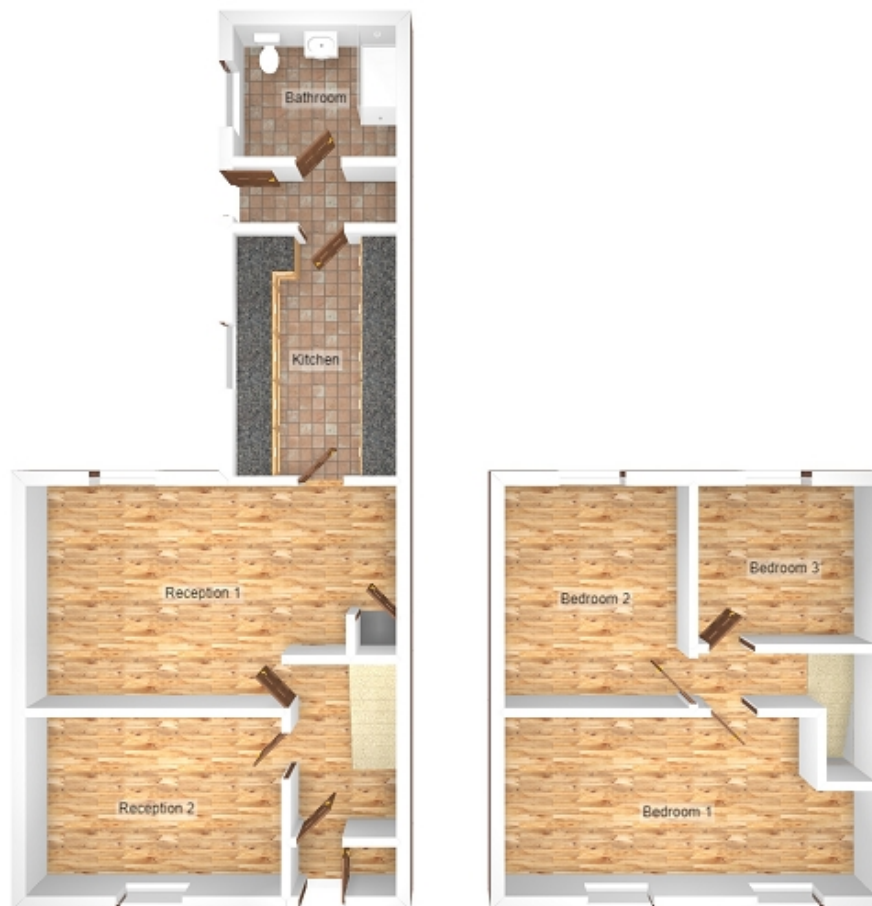


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D	57	
(39-54) E		
(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.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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