

FOR  
SALE



54 Pendarvis Terrace, Port Talbot, West Glamorgan SA12 6AX

£145,000 - Freehold

53, Station Road, Port Talbot, SA13 1NW 01639 891268 porttalbot@pjchomes.co.uk

## PROPERTY SUMMARY

Introducing this three bedroom semi detached house comprising entrance hall, lounge, kitchen/breakfast room, downstairs shower room, first floor w.c. and good sized enclosed rear garden. Ideal first time or investment purchase.

## POINTS OF INTEREST

- Three bedroom semi detached house
- Ground floor shower room and first floor w.c.
- Ideal first time or investor purchase
- Kitchen / breakfast room
- Enclosed rear garden looking over playing fields
- EPC - D / Council tax - B



## ROOM DESCRIPTIONS

### **Entrance**

Via part frosted glazed composite front door into the entrance hall. Entrance Hall Central light fitting, ceiling mounted smoke detector, emulsioned ceiling and walls, skirting and ceramic tiled flooring.

### **Lounge**

4.06m x 3.92m (13' 4" x 12' 10") Overlooking the front of the property via PVCu double glazed window with fitted vertical blind and finished with emulsioned ceiling, central light fitting, ceiling mounted smoke detector, emulsioned walls, skirting and laminate flooring. Fitted storage cupboard housing the hot water tank and further fitted storage cupboard housing the gas and electric meter boxes and under stairs storage. Door through to the kitchen/breakfast room.

### **Kitchen/Breakfast room**

2.21m x 3.73m (7' 3" x 12' 3") Dual aspect natural light via PVCu double glazed window overlooking the rear and the side and a part glazed PVCu door leading out to the rear patio. Wall mounted gas fired boiler. The kitchen is arranged with low level units in white with roll top work surface including breakfast bar, integrated electric oven with electric hob and overhead extractor hood. Inset sink with mixer tap and drainer, plumbing for automatic washing machine and space for fridge/freezer.

### **Doorway through to Shower room**

1.56m x 2.16m (5' 1" x 7' 1") Frosted glazed window to the rear, PVCu tongue and groove ceiling with central light fitting, PVCu clad walls and ceramic tiled flooring. Three piece suite in white comprising w.c. wash hand basin with chrome mixer tap, glass shelf and wall mounted mirrored bathroom cabinet, quadrant style shower cubicle with sliding glazed doors housing an electric shower and wall mounted heated chrome towel rail.

### **Landing Via stairs**

Fitted carpet and wooden balustrade. PVCu double glazed window on the half landing with a fitted roller blind.

### **Bedroom 1**

4.57m x 3.01m (15' 0" x 9' 11") PVCu double glazed window overlooking the front with a fitted vertical blind and finished with emulsioned ceiling and walls, skirting and fitted carpet. Door leading into wardrobe/storage with PVCu double glazed window to the front with a fitted vertical blind.

### **Bedroom 2**

3.15m x 2.82m (10' 4" x 9' 3") Overlooking the rear garden via PVCu double glazed window with a fitted vertical blind and finished with emulsioned ceiling and walls, skirting and fitted carpet.

### **Bedroom 3**

2.60m x 1.87m (8' 6" x 6' 2") Overlooking the rear garden via PVCu double glazed window and finished with access to loft storage, emulsioned ceiling and walls and exposed timber floorboards.

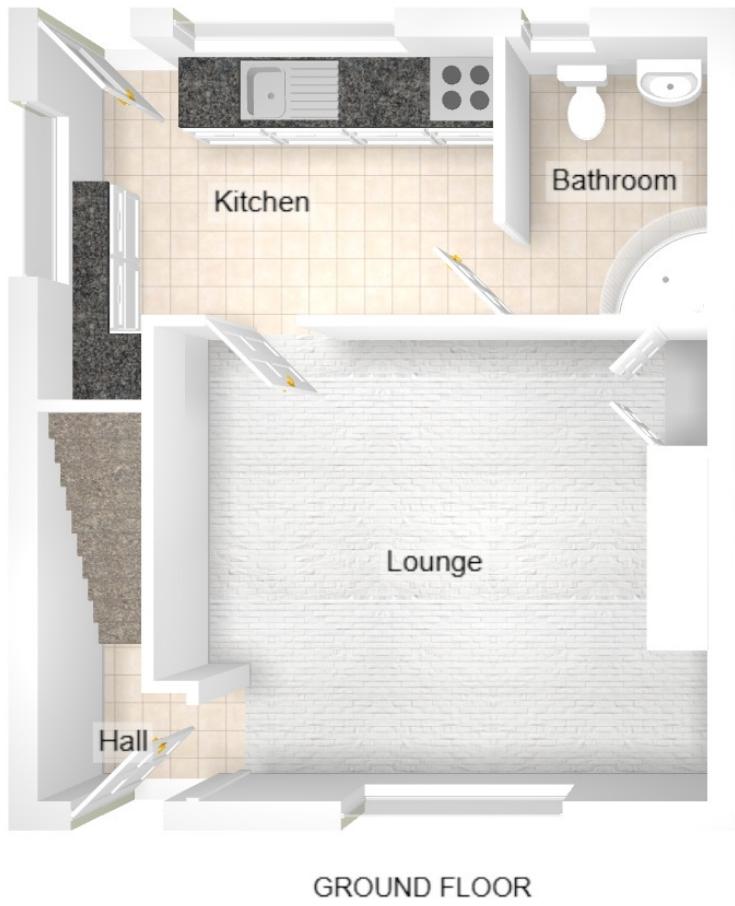
### **Separate WC**

Frosted single glazed timber framed window, emulsioned ceiling, half height ceramic tiled walls, tiled flooring and w.c.

### **Outside**

Enclosed rear garden laid to concrete patio with lawn and side access to the front where there is an enclosed front garden laid to lawn with paved patio to the front door.





GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<span style="background-color: green;">A</span>		
(81-91)	<span style="background-color: green;">B</span>		
(69-80)	<span style="background-color: yellow;">C</span>		
(55-68)	<span style="background-color: orange;">D</span>		
(39-54)	<span style="background-color: red;">E</span>		
(21-38)	<span style="background-color: orange;">F</span>	57	69
(1-20)	<span style="background-color: red;">G</span>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			