

FOR
SALE



21 Penycae Road, Port Talbot, West Glamorgan SA13 2EP

£230,000 -



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PROPERTY SUMMARY

This detached dormer bungalow offers nicely presented accommodation throughout and is conveniently located just five minutes away from Port Talbot town centre and the M4 corridor. The property briefly comprises to the ground floor, entrance hall, w.c, two reception rooms and kitchen. To the first floor there are two bedrooms and a bathroom. Externally there are tiered gardens to the front and rear. Viewing recommended.

POINTS OF INTEREST

- Two bedroom detached dormer bungalow
- Picturesque Views
- Two reception rooms
- First floor bathroom
- Driveway parking to the front



ROOM DESCRIPTIONS

Entrance Hall

Stairs leading to the first floor with under stairs storage, window to the front, tiled flooring and storage cupboard.

Downstairs w.c.

Tiled floor and walls, window to the side and heated towel rail. Two piece suite comprising low level w.c. and wash hand basin with vanity unit.

Dining Room

3.20m x 3.28m (10' 6" x 10' 9") Window to the front, radiator and fire surround housing a gas fire with marble effect hearth. Sliding doors leading into the lounge.

Lounge

3.70m x 4.28m (12' 2" x 14' 1") Bay window to the rear, radiator and laminate flooring. Door leading into the kitchen.

Kitchen

3.03m x 3.15m (9' 11" x 10' 4") Window to the rear, radiator and Italian style flooring. A range of matching wall and base units, breakfast bar, integrated electric hob and oven with cooker hood above and stainless steel one and half bowl sink drainer. Door leading to the rear garden.

Landing

Window to the front, loft access, radiator, fitted carpet and airing cupboard.

Bedroom 1

4.15m x 2.80m (13' 7" x 9' 2") Windows to the front and rear, radiator and fitted carpet.

Bedroom 2

2.96m x 2.56m (9' 9" x 8' 5") Window to the rear, radiator and built in wardrobes.

Bathroom

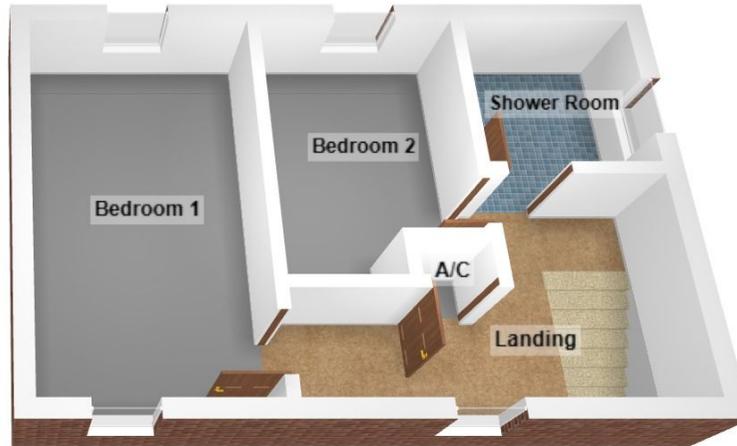
Window to the side and rear, radiator and tile effect flooring. Three piece suite comprising low level w.c. electric shower with tiled walls and panelled bath.

Outside

Driveway parking the front with steps leading up to two tiered lawns and front paved terrace with attractive views across Swansea Bay. Gated access leading to the rear garden.

The rear garden is paved with steps leading up to a gated entrance, brick built shed in need of repair.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
		58	81
England, Scotland & Wales			
EU Directive 2002/91/EC			