

FOR  
SALE



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

£155,000 - Freehold



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## PROPERTY SUMMARY

Three bedroom semi detached house situated within walking distance of Port Talbot Town Centre. Property benefits from a downstairs bathroom and good sized enclosed rear garden. Ideal purchase for first time buyers or investors.

This well positioned property is located within the sought-after area of Aberavon, Port Talbot, just a short distance from the award-winning Aberavon seafront and its popular promenade. The location offers an ideal setting for families with local schools, shops and leisure facilities all within easy reach. Excellent transport links via the M4 corridor and Port Talbot Parkway railway station provide convenient access to neighbouring towns and cities including Swansea and Cardiff. Early viewing is highly recommended to appreciate all this property has to offer.

## POINTS OF INTEREST

- Three bedroom semi detached house
- Lounge
- Downstairs bathroom
- Kitchen
- Rear garden
- Ideal first time buy or investment



## ROOM DESCRIPTIONS

### Entrance

Via part frosted and composite front door into the hallway.

### Hallway

Skimmed ceiling, emulsioned walls with dado rail, radiator and tiled flooring.

Stairs leading to the first floor and door leading to the ground floor accommodation.

### Lounge

3.99m x 4.10m (13' 1" x 13' 5") Skimmed and coved ceiling, papered walls with dado rail, front facing PVCu double glazed window, radiator and grey wood effect laminate flooring. Built in storage to the alcove and wall mounted electric fire. Door to under stairs storage cupboard housing the gas meter and door leading into the kitchen.

### Kitchen

2.19m x 5.53m (7' 2" x 18' 2") Skimmed ceiling and emulsioned walls, ceramic tiles to the splash backs, radiator, continuation of the laminate flooring, PVCu double glazed window to the rear and part frosted PVCu door leading to the rear garden. A range of wall and base units with complementary work surfaces housing an inset one and half stainless steel sink and drainer. Inset four ring gas hob with extractor hood above and electric oven below. Under counter space for washing machine and tumble dryer and space for upright fridge/freezer. Storage area. Door leading to the family bathroom.

### Family bathroom

1.31m x 1.79m (4' 4" x 5' 10") Skimmed ceiling, emulsioned walls, frosted PVCu double glazed window to the rear, radiator and tiled flooring. Three piece suite comprising low level w.c. pedestal wash hand basin with chrome hot and cold taps and panelled bath with wall mounted mains fed shower with shower screen. Wall mounted gas fired boiler.

### Landing

Via stairs with fitted carpet. Skimmed ceiling, emulsioned walls with dado rail and side facing PVCu double glazed window. Doors leading off.

### Bedroom 1

2.99m x 4.30m (9' 10" x 14' 1") Skimmed ceiling, emulsioned walls, radiator, two PVCu double glazed windows overlooking the front and fitted carpet.

### Bedroom 2

2.83m x 3.18m (9' 3" x 10' 5") Skimmed ceiling, emulsioned walls, radiator, PVCu double glazed window to the rear and fitted carpet.

### Bedroom 3

2.53m x 2.73m (8' 4" x 8' 11") Skimmed ceiling with loft access, emulsioned walls, PVCu double glazed window to the rear, radiator and fitted carpet.

### Outside

The rear garden is bound to one side by wall and two sides by fencing. Concrete area with steps leading down to a footpath with lawned areas either side. To the rear of the garden there are planted trees a wooden storage shed and outside tap. Footpath leads to the side gate giving access to the front garden.

The front garden is bound to two sides by wall and one side by hedgerow and fence. Lawned area, gate leading to the footpath to the front door and around to the side gate.







Awaiting EPC &  
Floorplan