

Payton
Jewell
Caines



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

£159,950

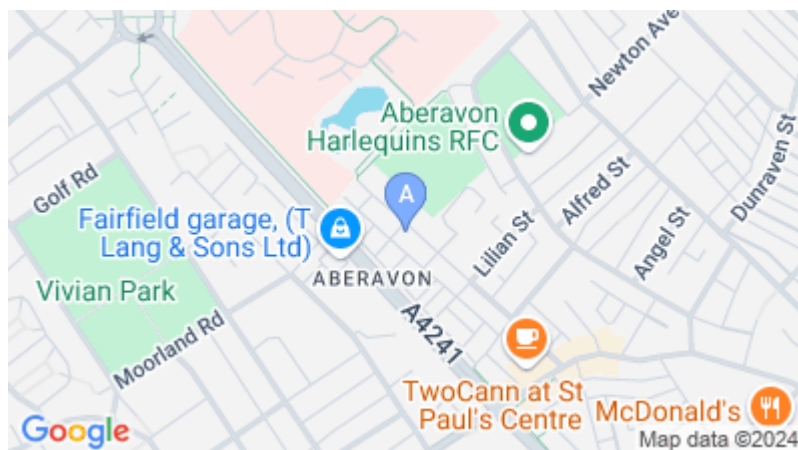


Pendarvis Terrace, Port Talbot, Neath Port Talbot. SA12 6AX

We are delighted to offer to the market this three bedroom semi detached property ideally located close to Sandfields primary school, NPT hospital, local shops and transport links. Property is well presented throughout and early viewing is highly recommended.

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- Three bedroom semi detached house
- Kitchen/diner
- Downstairs family bathroom
- Upstairs W.C.
- Front and rear gardens



DESCRIPTION

We are delighted to offer to the market this three bedroom semi detached property ideally located close to Sandfields primary school, NPT hospital, local shops and transport links. Property is well presented throughout and early viewing is highly recommended.

Accommodation briefly consists of hallway, reception 1, kitchen/diner and family bathroom. To the first floor three bedrooms and a w.c. To the outside front and rear gardens.

HALLWAY

Access via part double glazed PVCu front door. Skimmed ceiling. Emulsioned walls. Stairs to first floor. Laminate flooring. Door into:

RECEPTION 1 (13' 9" x 13' 1") or (4.19m x 4.0m)

Skimmed ceiling. Emulsioned walls. Front facing PVCu double glazed window. Radiator. Wall mounted electric fire. Built in cupboard housing the electric and gas meters. Wood effect laminate flooring.

KITCHEN/DINER (15' 0" x 8' 4") or (4.58m x 2.54m)

Skimmed ceiling. Emulsioned walls with tiles to splashback areas. Side and rear facing PVCu double glazed windows. Kitchen is fitted with cream melamine units and laminate worktops. Stainless steel one and half sink and drainer. Built in four ring gas hob with built in electric oven below and overhead extractor hood. Under counter space for washing machine. Space for upright fridge freezer and tumble dryer. Wall mounted combi boiler. Radiator. Wood effect laminate flooring. PVCu double glazed back door leading to rear garden.

REAR LOBBY

Storage cupboard. All doors leading off.

FAMILY BATHROOM (7' 1" x 6' 7") or (2.16m x 2.0m)

Skimmed ceiling. Emulsioned and respatex panels to walls. Rear facing frosted PVCu double glazed window. Chrome wall mounted heated towel rail. Room is fitted with a three piece suite comprising w.c., wash hand basin set within vanity unit and bath tub with rainfall shower head attachment. Ceramic floor tiles.

LANDING

Skimmed ceiling. Loft access hatch. Emulsioned walls. Side facing PVCu double glazed window. Fitted carpet. All doors leading.

BEDROOM 1 (14' 3" x 9' 9") or (4.35m x 2.98m)

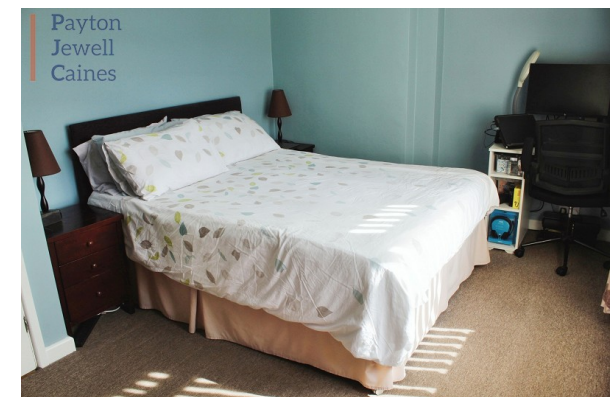
Skimmed ceiling. Emulsioned walls. Front facing PVCu double glazed window. Radiator. Fitted carpet. Door into walk in wardrobe with a front facing PVCu double glazed window.

BEDROOM 2 (10' 5" x 9' 5") or (3.18m x 2.86m)

Skimmed ceiling. Emulsioned walls. Rear facing PVCu double glazed window. Radiator. Fitted carpet.

BEDROOM 3 (8' 6" x 6' 3") or (2.58m x 1.90m)

Skimmed ceiling. Emulsioned walls. Rear facing PVCu double glazed window. Radiator. Fitted carpet.



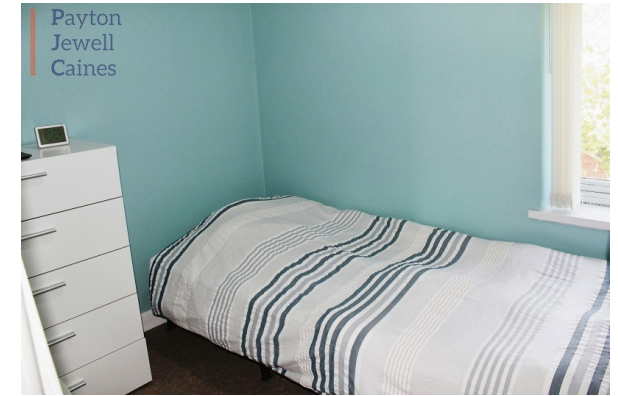
W.C. (5' 6" x 2' 5") or (1.67m x 0.74m)

Skimmed ceiling. Emulsioned walls. Side facing PVCu double glazed window. Room fitted with a white W.C. Vinyl floor covering.

OUTSIDE


The front is bounded with brick wall and hedging. Metal gate with concrete path leading to front door and a side path to rear garden. Front is laid to gravel beds.

The rear garden is bounded on three sides by fence and hedgerow. Laid mainly to lawn. Concrete side return with polycarbonate roof.



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

EPC

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



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