



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

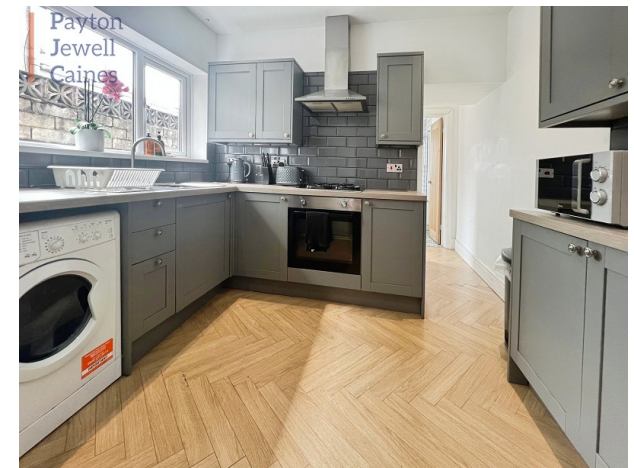
£145,000

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

We are pleased to present to the market this three bedroom terraced property located in Aberavon close to local schools, shops, amenities and transport links. Being sold with no onward chain. Ideal for first time buyers or investment buy.

£145,000

- Three bedroom mid terraced house
- Open plan lounge/diner
- Downstairs family bathroom
- Rear enclosed garden
- Sold no ongoing chain
- Within walking distance to Aberavon beachfront



DESCRIPTION

We are pleased to present to the market this three bedroom terraced property located in Aberavon close to local schools, shops, amenities and transport links. Being sold with no onward chain. Ideal for first time buyers or investment buy.

Accommodation briefly consist of porch, open plan lounge/diner, kitchen, rear passage and bathroom. To the first floor three bedrooms. To the outside enclosed rear garden.

PORCH

Access via part glazed front door. Skimmed ceiling. Emulsioned walls. Decorative tiles to the floor. Door leading to:

OPEN PLAN LOUNGE/DINER (20' 7" x 14' 9") or (6.28m x 4.50m)

Skimmed ceiling. Emulsioned walls. Front facing PVCu double glazed window. Rear facing PVCu double glazed window. Three radiators. Staircase leading to first floor with fitted carpet. Wood effect laminate flooring. Space for dining furniture. Low level cupboard housing the electric meter. Cupboard housing the consumer unit. Door into:

KITCHEN (9' 6" x 9' 2") or (2.90m x 2.80m)

Skimmed ceiling. Inset spotlights. Emulsioned walls. Tiles to splash-back areas. Side facing PVCu double glazed window. Upright radiator. Wood effect laminate flooring. Kitchen is fitted with a range of wall and base units with complementary work surfaces. Inset stainless steel sink and drainer with chrome hot and cold taps. Built-in four ring gas hob with stainless steel extractor hood above. Built-in oven below. Under counter space for washing machine. Space for upright fridge freezer. Door into under stairs storage cupboard. Opening through into:

REAR PASSAGE

Skimmed ceiling. Emulsioned walls. Continuation of the wood effect laminate flooring. Side facing Part glazed PVCu door leading to the rear garden. Cupboard housing the wall mounted gas boiler. Door into:

BATHROOM (8' 11" x 5' 10") or (2.73m x 1.78m)

Skimmed ceiling with inset spotlights. Emulsioned walls. Side facing frosted PVCu double glazed window and a rear facing frosted PVCu double glazed window. Tiles to splashback areas. Radiator. Tiled flooring. Room is fitted with a three-piece suite in white comprising low-level WC, wash hand-basin set within a vanity unit, panelled bath with mains fed shower and glass shower screen.

FIRST FLOOR LANDING

Skimmed ceiling. Loft access hatch. Emulsioned walls. Fitted carpet. Built-in storage cupboard. All doors leading off.

BEDROOM 1 (15' 1" x 9' 8") or (4.59m x 2.95m)

Skimmed ceiling. Emulsioned walls. Two front facing PVCu double glazed windows. Radiator. Fitted carpet.



BEDROOM 2 (10' 11" x 9' 4") or (3.32m x 2.84m)

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

BEDROOM 3 (9' 11" x 8' 8") or (3.01m x 2.65m)

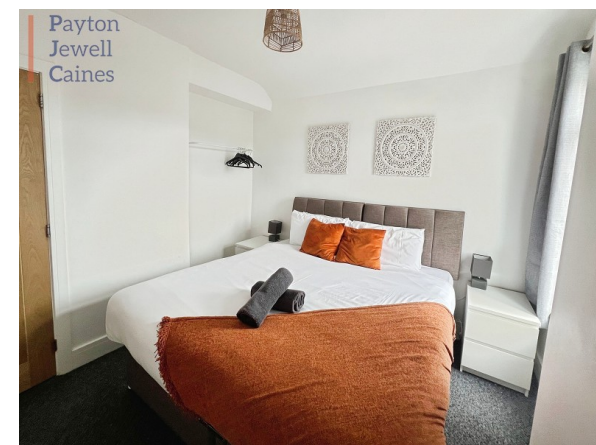
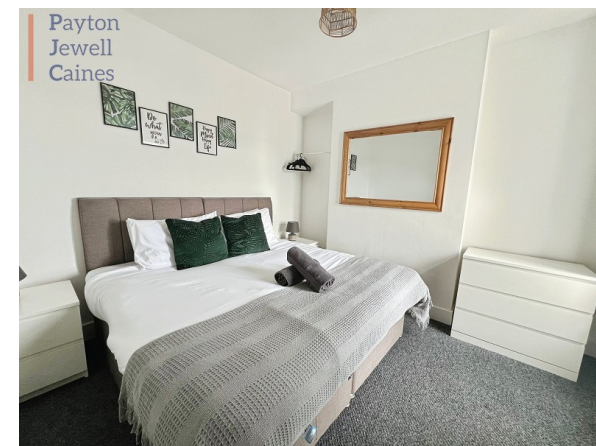
Skimmed ceiling. Emulsioned walls. Rear facing PVCu double glazed window. Radiator. Fitted carpet.

OUTSIDE

The rear garden is bounded on two sides by block wall and the rear by wood fencing. Wooden gate giving access to the rear lane. The garden is laid to chipping's. Outside tap.


NOTE

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

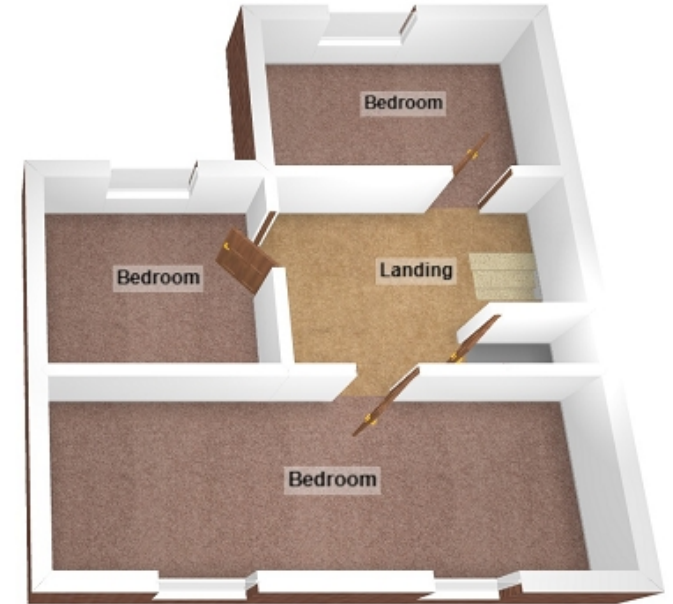


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	77	
(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.



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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