

**Penycae Road  
Port Talbot  
Neath Port Talbot.**

Price **£200,000**



- SEMI DETACHED PROPERTY
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- BATHROOM & CLOAKROOM
- GARDENS & GARAGE
- DOES REQUIRE UPGRADING



### General Description

Spacious three bedroom semi detached property situated in a popular location close to the Port Talbot Town Centre, the Aberavon Beach front is not too far away and there is easy access to the M4 Motorway. Internal viewing is recommended to full appreciate what this property can offer. Council Tax Band D. Requires Upgrading.

# Penycae Road, Port Talbot, Neath Port Talbot.

## Property Description

Spacious full of character three bedroom semi detached property with many original features and the accommodation comprising of the above mentioned bedrooms, entrance hall, cloakroom, two reception rooms, kitchen and bathroom with separate W.C. to the first floor. The property benefits from having gas central heating, double glazed, gardens to the front and rear together with garage. The property does require upgrading.

## Porch

Door leading into:

## Hall

Stairs to the first floor, original wooden floors, wall panelling to picture rail and radiator.

## Cloakroom

Comprising pedestal wash hand basin and low level W.C. Radiator and double glazed obscure window to the front.

## Lounge (12' 02" x 15' 02" Max Max) or (3.71m x 4.62m Max)

Original tiled fireplace, wooden flooring and picture rail. Radiator and double glazed bay window to the front.

## Dining Room (15' 01" x 12' 06" ) or (4.60m x 3.81m)

Original tiled fireplace, wooden flooring, picture rail and radiator. Double glazed windows and door to the front.

## Kitchen (11' 04" Max x 11' 04" Max) or (3.45m Max x 3.45m Max)

Fitted with a range of wall and base units with worktops over incorporating stainless steel and drainer. Plumbing for washing machine, spaces for cooker, fridge and freezer. part tiled walls, original tiled flooring, storage cupboard and radiator. Window to the rear and door to:

## Vestibule (6' 08" x 5' 03" ) or (2.03m x 1.60m)

Fully tiled shower cubicle with overhead shower, windows to the side and rear and double glazed door into:

## Lean To (9' 05" x 6' 05" ) or (2.87m x 1.96m)

Polycarb roof, double glazed window and door to the rear.

## First Floor Landing

Airing cupboard housing gas combination boiler. Radiator, picture rail and stained glass picture window to the rear.

## Cloakroom

Fitted with W.C. Part tiled walls, access to loft and double glazed obscure window to the side.

## Bedroom 1 (15' 02" x 12' 03" Max Max) or (4.62m x 3.73m Max)

Picture rail, radiator and double glazed bay window to the front.

## Bedroom 2 (12' 06" x 11' 07" Max Max) or (3.81m x 3.53m Max)

Mirror fronted fitted wardrobes across one wall with hanging space and shelving. Picture rail, radiator and double glazed window to the front.

## Bedroom 3 (11' 06" Max x 9' 01" Max) or (3.51m Max x 2.77m Max)

Picture rail, radiator and double glazed window to the rear.

## Bathroom/W.C.

Comprising bath and pedestal wash hand basin. Part tiled walls, radiator and double glazed obscure window to the rear.

## Outside

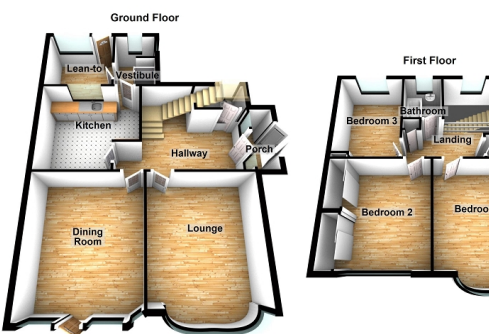
Good size enclosed garden to the front laid mainly to lawn and planted with mature trees, shrubs and plants. Patio area and garage with up and over door to the front and roller door to the rear. Pathway to the side leading to the rear garden laid mainly to patio and planted with mature trees and plants. Storage shed and gated pedestrian access to the road.

## Tenure

Freehold

## Council Tax

D



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