

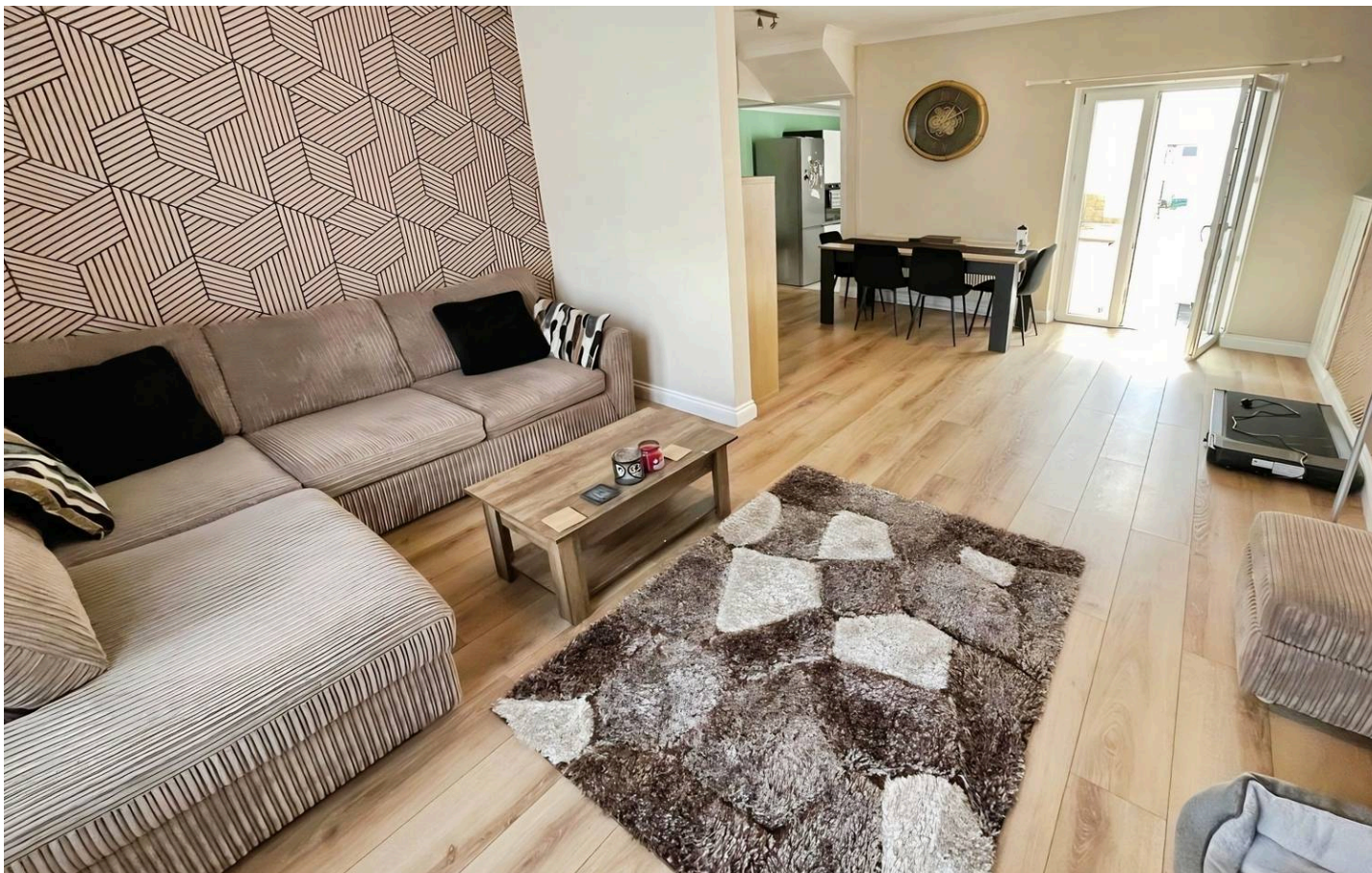
Payton
Jewell
Caines



1 Pendarvis Terrace, Port Talbot – SA12 6DX

Port Talbot

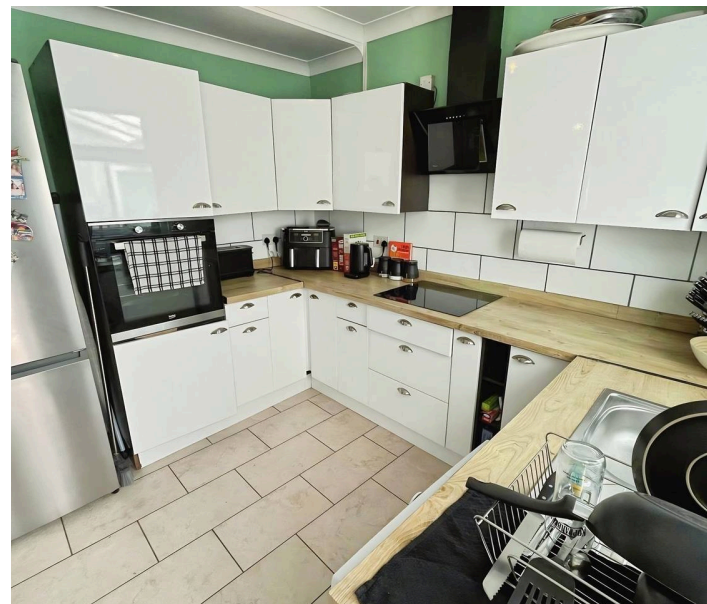
£150,000



1 Pendarvis Terrace

Port Talbot

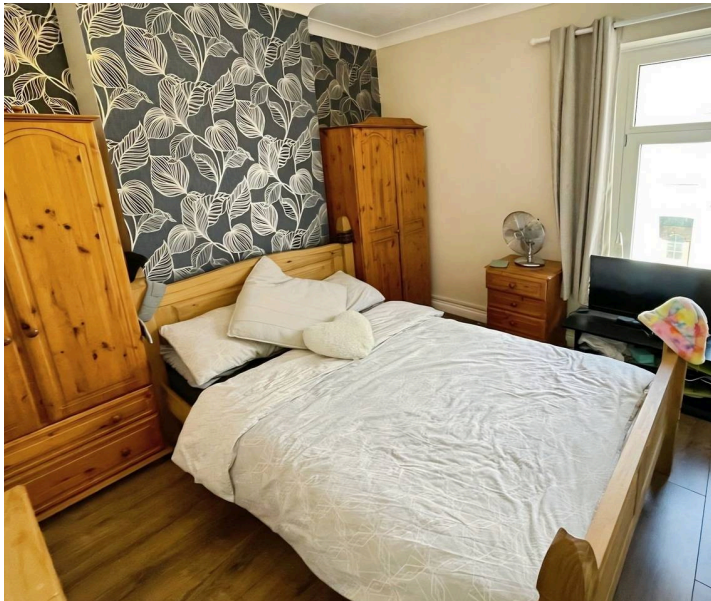
This beautifully presented three bedroom end of terrace house offers spacious and versatile accommodation, ideal for families and professionals alike. Upon entering, you are welcomed by a bright hallway which leads into a generous open plan lounge and dining area, providing a comfortable and sociable space for relaxing or entertaining guests. The modern kitchen is thoughtfully arranged with ample storage and workspace, making it perfect for preparing family meals. Adjoining the kitchen, the conservatory (or lean-to) offers additional living space, ideal for a playroom, home office or simply enjoying natural light throughout the year. Upstairs, the property boasts three generously sized bedrooms, each offering plenty of space for furnishings and personal touches, ensuring everyone in the household has their own retreat.



- Three bedroom end of terrace house
- No ongoing chain
- Upstairs family bathroom
- Open plan lounge/diner
- Kitchen
- Conservatory/lean too
- Three generous sized bedrooms
- Rear garden
- Gas central heating and double glazing



The family bathroom is conveniently located on the first floor, featuring a contemporary suite that caters to the needs of a busy household. This home benefits from gas central heating and double glazing throughout, ensuring comfort and energy efficiency all year round. Well maintained and ready to move into, this property combines practical living with a stylish finish, making it an excellent choice for those seeking a welcoming and adaptable home in a popular residential location. With its well-proportioned rooms and thoughtful layout, this three bedroom end of terrace house is sure to appeal to a wide range of buyers looking for a property that balances comfort, convenience and quality. Early viewing is highly recommended to fully appreciate all that this inviting home has to offer.



Entrance

Via step and double glazed PVCu opaque door leading into the entranced hall finished with radiator, emulsioned walls and vinyl flooring. Stairs with fitted carpet to the first floor.

Kitchen

10' 6" x 9' 11" (3.20m x 3.01m)

PVCu double glazed window, timber framed glazed door leading to the conservatory/lean too, ceramic tiling to splash back area and tiled flooring. A range of wall and base units with complementary wooden work surfaces. Integrated electric hob, electric oven and cooker hood. Inset stainless steel sink with single drainer and mixer tap.

Dining area

18' 6" x 10' 8" (5.64m x 3.25m)

Coved ceiling, PVCu double glazed door leading to conservatory/lean too and double glazed window, radiator, under stairs storage, emulsioned walls and laminate flooring. Two storage cupboards. Open plan to the lounge area.

Conservatory/ lean too

9' 7" x 7' 10" (2.92m x 2.40m)

Base units, ceramic tiling to splash back areas, inset circular sink with swan neck mixer tap, PVCu double glazed opaque door and windows leading to the rear garden, tiled flooring. Steps leading up to the dining area.

Lounge

14' 6" x 9' 10" (4.41m x 3.00m)

Coved ceiling, emulsioned walls, PVCu double glazed window overlooking the front of the property, radiator, electric fireplace, storage and laminate flooring.

First floor landing

Via stairs with fitted carpet and balustrade. Access to loft with fitted ladder, emulsioned walls.

Bedroom 1

10' 11" x 9' 11" (3.34m x 3.03m)

Coved ceiling, emulsioned walls, PVCu double glazed window overlooking the front of the property, radiator and laminate flooring.

Bedroom 2

12' 8" x 9' 3" (3.85m x 2.81m)

Coved ceiling, emulsioned walls, double glazed window overlooking the rear, radiator and laminate flooring.

Bedroom 3

11' 7" x 7' 1" (3.54m x 2.17m)

Coved ceiling, emulsioned walls, PVCu double glazed window overlooking the front of the property, radiator and laminate flooring.

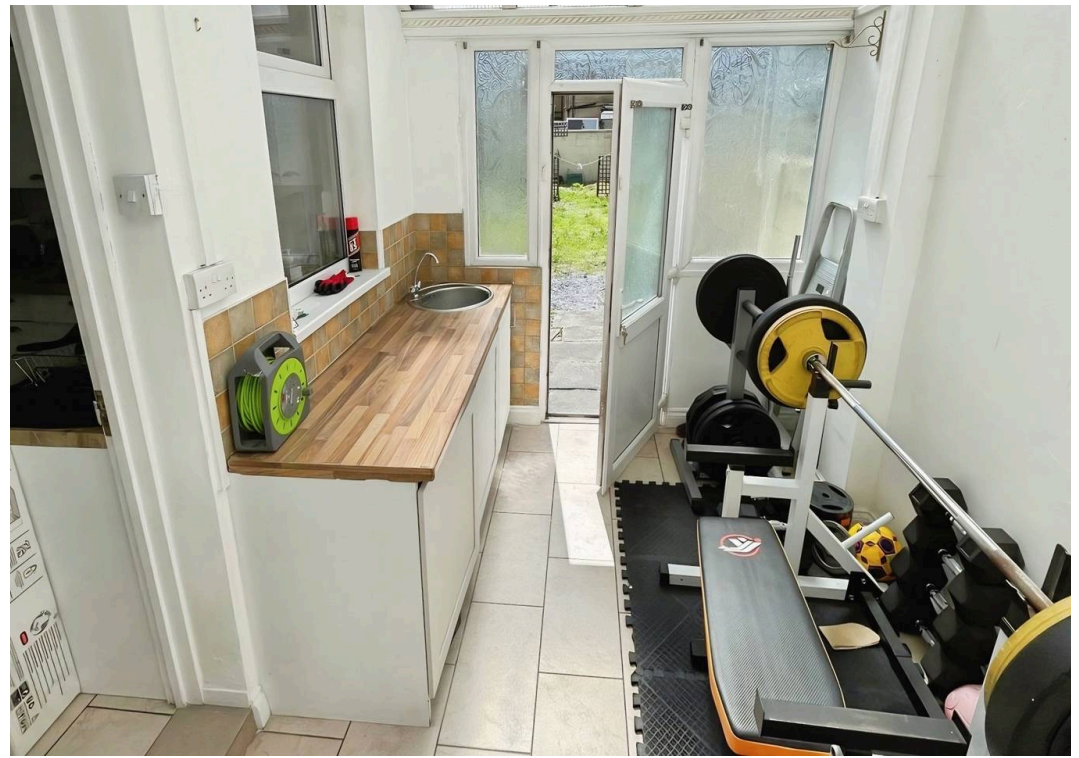
Bathroom

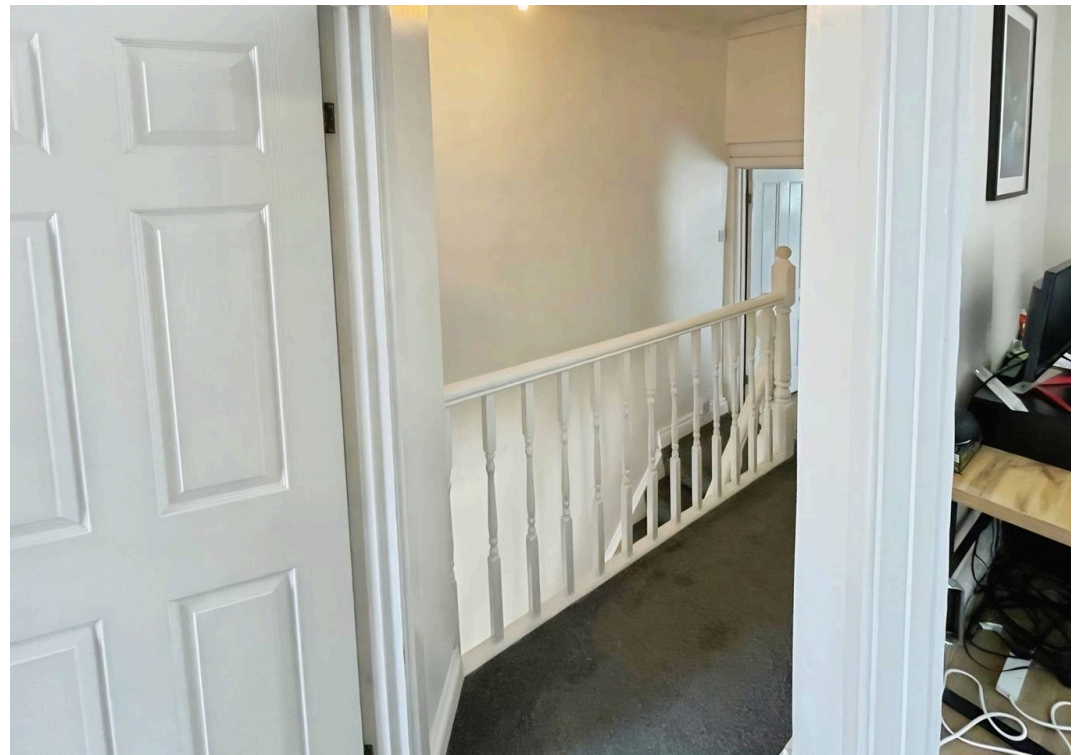
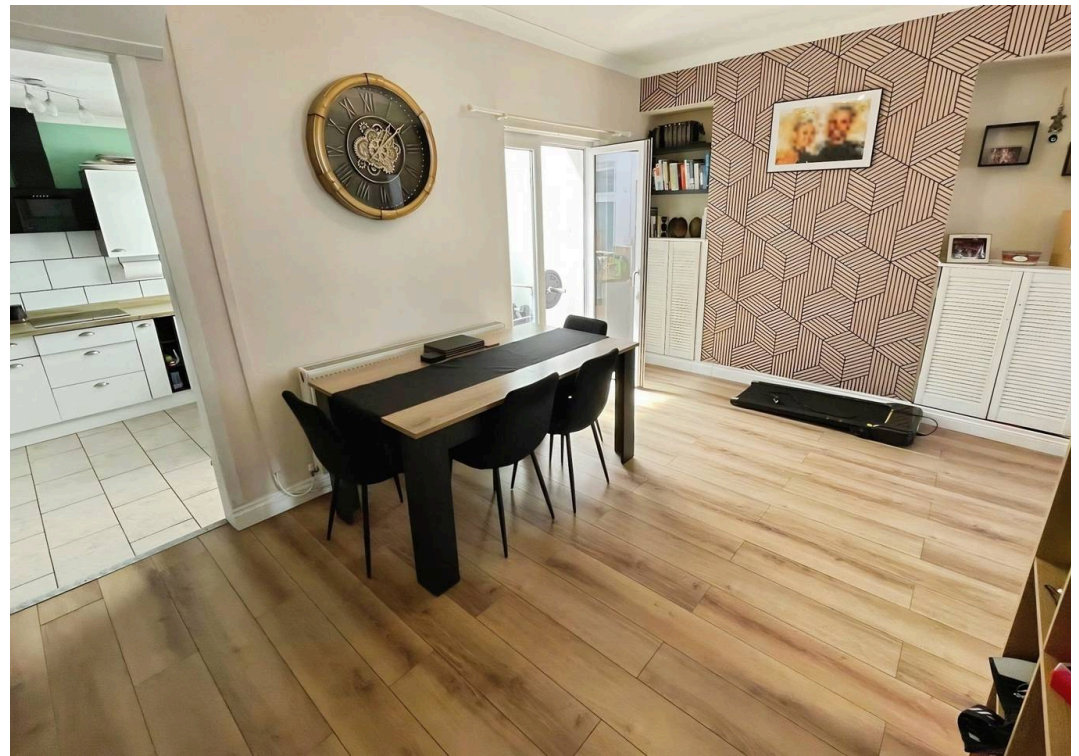
10' 2" x 9' 9" (3.09m x 2.96m)

Coved ceiling, small loft hatch, tiled walls, PVCu double glazed opaque window overlooking the side of the property, radiator, extractor fan and tiled flooring. Three piece suite comprising low level WC, pedestal wash hand basin and panelled bath with mixer shower attachment. Airing cupboard housing a newly installed wall mounted combination boiler.

Outside

Enclosed rear garden with area laid to patio, slate chippings, small decked area and area laid to lawn.







Payton Jewell Caines

Payton Jewell Caines, 53 Station Road – SA13 1NW

01639891268 • porttalbot@pjchomes.co.uk • pjchomes.co.uk/

These property details are provided as a general guide only. Whilst we aim for accuracy, measurements, photographs, floor plans, and descriptions should not be relied upon as statements of fact. Buyers should carry out their own checks regarding the property, services, and specifications. Fixtures and fittings are only included if specifically stated. Appliances and services have not been tested.