

Payton
Jewell
Caines



62 Pendarvis Terrace, Port Talbot – SA12 6AX
Port Talbot

£155,000



62 Pendarvis Terrace

Port Talbot, Port Talbot

Introducing this three bedroom semi detached house comprising lounge, kitchen, downstairs bathroom and good sized enclosed rear garden. Ideal first time or investment purchase.

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.

Coalfield or Mining

It is indicated that this property is located within 1km of a coalfield or mining area.

- 3 Bed Semi Detached House
- Downstairs Bathroom
- Rear Garden
- Kitchen
- Lounge
- Ideal First Time Buy Or Investment
- EPC D





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

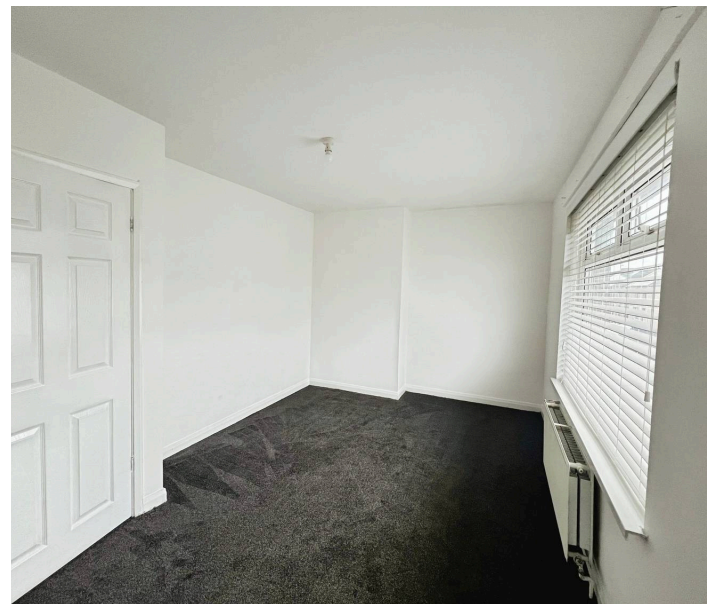
3.99m x 4.10m (13' 1" x 13' 5") Skimmed and coved ceiling, papered walls with dado rail, front facing PVCu double glazed window, radiator and grey wood effect laminate flooring. Built in storage to the alcove and wall mounted electric fire. Door to under stairs storage cupboard housing the gas meter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







GROUND FLOOR



FIRST FLOOR

Payton Jewell Caines

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