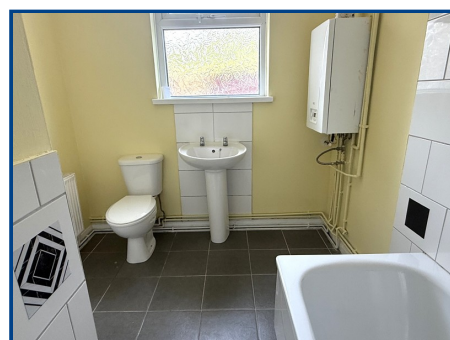
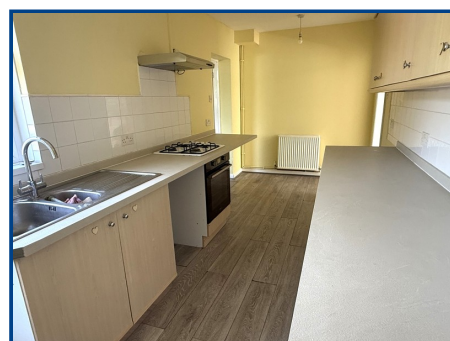
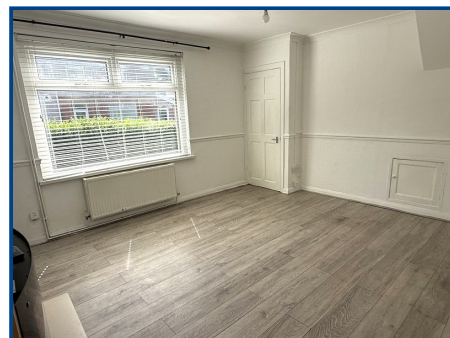


**Pendarvis Terrace
Port Talbot
Neath Port Talbot.**

Price **£139,995**



- SEMI DETACHED PROPERTY
- THREE BEDROOMS
- LOUNGE
- GROUND FLOOR BATHROOM
- GAS CENTRAL HEATING
- GARDENS TO FRONT & REAR



General Description

EPC Rating: D67

Situated close to the Port Talbot Town centre with its many amenities is this three bedroom semi detached property which also has easy access to the M4 motorway. The Aberavon Beach is a short drive away with many children's activities, ice cream parlour, a Cinema and a Leisure Centre. Council Tax Band B.

Pendarvis Terrace, Port Talbot, Neath Port Talbot.

Property Description

Offered for sale is this three bedroom semi detached property with the accommodation comprising of hallway, lounge, kitchen and bathroom to the ground floor and three bedrooms to the first floor. The property benefits from having gas central heating, double glazing and gardens to the front and rear. Ideal first time buy.

Hall

Entered via composite front door with stairs to the first floor, tiled floor and radiator.

Lounge (13' 05" x 13' 01") or (4.09m x 3.99m)

Feature fireplace incorporating electric fire, dado rail, storage cupboard and laminate floor. Radiator, double glazed window to the front and door into:

Kitchen (18' 02" x 7' 02") or (5.54m x 2.18m)

Fitted with a range of wall, drawer and base units with worktops over incorporating one and half bowl sink and drainer. Electric oven and four ring gas hob with extractor fan over. Part tiled walls, plumbing for washing machine, laminate floor, understairs storage cupboard and radiator. Double glazed window and door to the rear. Door into:

Inner Hall

Tiled floor and door into:

Bathroom/W.C.

Comprising panelled bath with overhead shower and side screen, wash hand basin and low level W.C. Part tiled

walls, tiled floor, gas combination boiler and radiator. Double glazed obscure window to the side.

First Floor Landing

Double glazed window to the side.

Bedroom 1 (14' 01" x 9' 10") or (4.29m x 3.00m)

Radiator and two double glazed windows to the front.

Bedroom 2 (10' 05" x 9' 03") or (3.18m x 2.82m)

Radiator and double glazed window to the rear.

Bedroom 3 (8' 11" x 8' 04") or (2.72m x 2.54m)

Access to loft, radiator and double glazed window to the rear.

Outside

Front garden laid to lawn with pedestrian gated access to the side leading to an enclosed rear garden laid to lawn with garden shed.

Broadband and Mobile phone

Broadband is available in the vicinity and the mobile phone signal on the area is deemed to be good.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

B



Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services

Our 12 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial. If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

Money Laundering Regulations

As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.