



Pendarvis Terrace, £125,000

- End of Terrace Home
- Beautifully Presented
- Three Bedrooms & Bathroom
- Open Plan Living
- Viewing Highly Recommended
- EPC Rating: E



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About the property

Available for sale is this well presented end of terrace home located within proximity of Aberavon Seafront and Port Talbot town with its amenities. Entrance hallway with stairs to the first floor and leading through to the open plan living area which is divided into a dining room with study area and a lounge area all with matching laminate flooring. Partially open planned off the dining area is the Kitchen which is comprehensively fitted with a range of units and access through to a useful utility area with a door leading into the garden. On the first floor there are three bedrooms and a generous sized bathroom. Externally there is a rear garden laid to lawn. Viewing is highly recommended.



Accommodation

Hallway

Entrance hallway leading through to the dining/study area. Stairs to the first floor.

Dining Room

18' 7" x 11' 1" (5.66m x 3.38m)

Open plan to the lounge and the kitchen area. Laminate flooring. Window to the rear

Lounge

9' 8" x 14' 4" (2.95m x 4.37m)

Window to the front. Continuation of the laminate flooring. Radiator

Kitchen

9' 1" x 9' 8" (2.77m x 2.95m)

Fitted with a range of wall and base unit with complimentary worktops over, built in oven and hob and sink and drainer. Access to the utility room

Utility Room

7' 8" x 9' 1" (2.34m x 2.77m)

Access to the garden. Built in worktop with sink and space for washing machine.

Landing

Access to the three bedroom and the bathroom. Loft access

Bedroom One

11' 1" x 10' 8" (3.38m x 3.25m)

Window to the front. Radiator.

Bedroom Two

9' 1" x 12' 4" (2.77m x 3.76m)

Window to the rear. Radiator.

Bedroom Three

7' x 11' (2.13m x 3.35m)

Window to the front. Radiator.

Bathroom

A generous sized bathroom with bath and shower over, wash hand basin and Wc. Window to the side.

External

Rear garden laid to lawn with new decking area to the rear. There is also a vegetable patch to the far rear

Floorplan



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