



## **12 Heol Undeb, Port Talbot, SA12 9DN**

### **Offers In The Region Of £155,000**

Pennaf Premier are pleased to offer for sale this delightful semi-detached house which offers a perfect blend of comfort and convenience. With three bedrooms, this property is ideal for families or those seeking extra space. The inviting reception rooms and kitchen provide ample opportunity for relaxation and entertaining, making it a wonderful home for gatherings with friends and family.

The property boasts a spacious bathroom, ensuring that daily routines are both comfortable and efficient. One of the standout features of this home is the large side and rear garden, which presents a fantastic outdoor space for children to play, gardening enthusiasts to flourish, or simply for enjoying the fresh air in a tranquil setting. For those who appreciate nature, the property is conveniently located near the scenic Afan Argoed walks, offering stunning views and a chance to explore the beautiful Welsh countryside. This location is perfect for outdoor enthusiasts and those who enjoy an active lifestyle.

In summary, this semi-detached house on Heol Undeb is a wonderful opportunity for a buyer to create their dream home from a blank canvas and anyone looking to settle in a peaceful yet accessible area of Port Talbot. With its generous living spaces, outdoor garden, and proximity to nature, it is a property that truly deserves your attention.

To book a viewing please call the Pennaf Premier sales team on 01639 760033



## GROUND FLOOR



### Entrance Hallway

Through Upvc front door to entrance hallway. Stipple ceiling, central light, wallpaper to walls, radiator, laminate flooring. Storage cupboard housing electric meter, under stair cupboard housing gas meter. Stairs leading to first floor.



### Front Reception Room

14'11" x 11'5" (4.566 x 3.488)

Upvc double glazed window to front. Artex ceiling, central light, wallpaper to walls, radiator, carpet. Alcoves with fireplace housing gas fire.



### Kitchen

10'5" x 9'1" (3.180 x 2.770)

Upvc double glazed window and french doors to the rear garden. Range of wall and base units, laminate worksurface. Tiled in between units. Plumbing and space for washing machine, integrated fridge/freezer, electric oven and hob, extractor fan, stainless steel sink and mixer taps. Large storage pantry. Artex ceiling, central light. Double glazed window to side.



### Dining Room

11'1" x 10'5" (3.380 x 3.180)

Upvc double glazed french doors to rear. Artex ceiling, central light, part wood cladding and wallpaper to walls, radiator, carpet. Alcoves with feature fireplace housing gas fire.





## FIRST FLOOR

### Stairs and Landing

Upvc double glazed window to side. Wallpaper to walls, stippled ceiling, central light. Carpet to stairs and landing.

### Bedroom One

11'11" x 11'2" (3.657 x 3.419)

Upvc double glazed window to front. Artex ceiling, central light, wallpaper to walls. radiator, carpet. Fitted wardrobes.



### Bedroom Two

11'11" x 9'6" (3.654 x 2.896)

Upvc double glazed window to rear. Plaster ceiling, central light, wallpaper to walls, radiator, carpet. Fitted wardrobes. Cupboard housing combination boiler serving domestic hot water and central heating.



### Bedroom Three

8'8" x 8'2" (2.648 x 2.510)

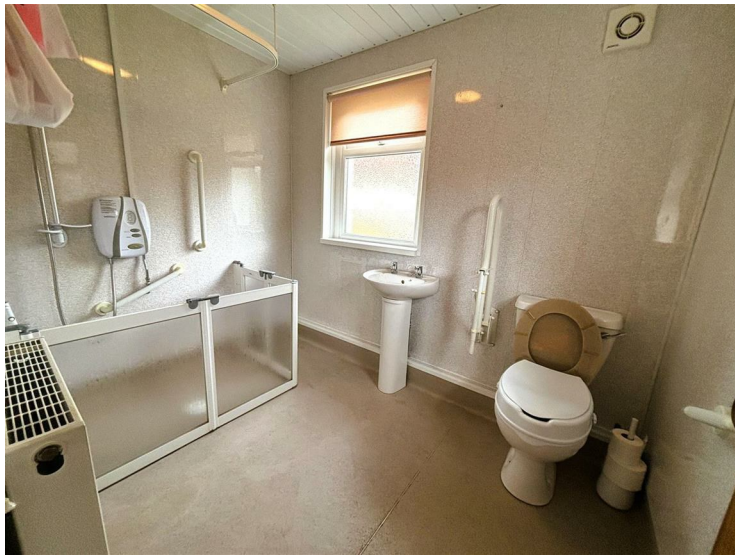
Upvc double glazed window to front. Wood cladding to ceiling and part cladding to walls with wallpaper to rest, radiator, carpet. Large storage cupboard above stair well. Access to attic.



### Bathroom

7'10" x 6'2" (2.390 x 1.900)

Upvc double glazed window to rear and side. Respatex to walls, pvc ceiling panels, central light. Walk in shower cubicle, low level w.c, wash hand basin, radiator, heavy duty vinyl flooring.



**EXTERNAL**

**Front Garden**

Enclosed front garden with brick wall and wooden gate, Slabbed to front door open to side and rear garden.

**Side and Rear Garden**

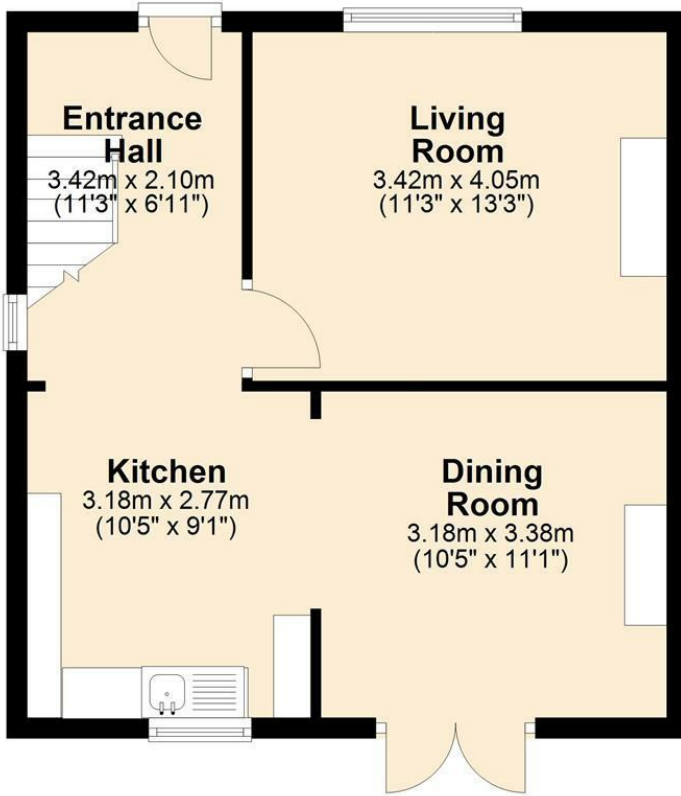
Side and rear garden enclosed with brick walls, paved slabbed pathway around to the rear of the property with mature shrubs and laid to lawn .  
Two outside storage sheds.





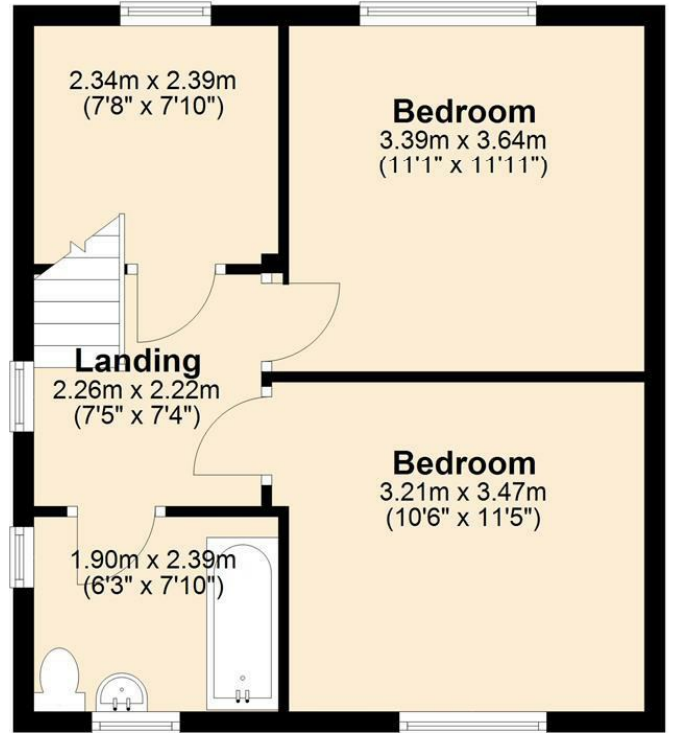
## Ground Floor

Approx. 41.8 sq. metres (450.4 sq. feet)

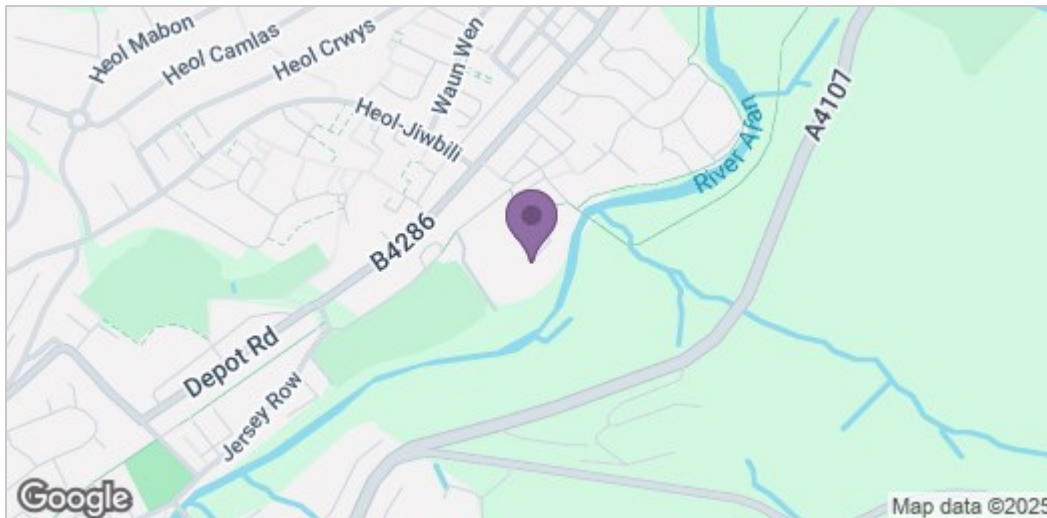


## First Floor

Approx. 40.0 sq. metres (430.1 sq. feet)



Total area: approx. 81.8 sq. metres (880.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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