



## 6 Elder Road, Port Talbot, SA12 8LU

**£169,995**

Pennaf Premier are pleased to offer for sale this well-presented semi-detached house which offers a perfect blend of comfort and style. With two inviting reception rooms, this property provides ample space for both relaxation and entertaining. The two bedrooms are generously sized, making them ideal for a small family or professionals seeking a peaceful retreat.

One of the standout features of this home is the large rear garden, which presents an excellent opportunity for outdoor enjoyment, whether it be for gardening, children's play, or summer barbecues. The garden is a true asset, providing a private space to unwind and appreciate the beauty of nature.

The property is situated in a sought-after area of Baglan, known for its friendly community and convenient access to local amenities. Residents will find themselves within easy reach of shops, schools, and transport links, making daily life both convenient and enjoyable.

This semi-detached house on Elder Road is not just a home; it is a lifestyle choice, offering a wonderful opportunity to settle in a charming neighbourhood. With its appealing features and prime location, this property is sure to attract interest from a variety of buyers. Do not miss the chance to make this delightful house your new home.

To book an appointment to view please call the Pennaf Premier sales team on 01639 760033.

## GROUND FLOOR

### Entrance Hallway

Entrance through Upvc double glazed front door with Upvc double glazed window to side. Emulsion painted walls and ceiling, central light. Ceramic floor tiling. Under stair cupboard housing gas meter. Stairs to first floor.



### Reception Room Front

11'11" x 11'7" (3.652 x 3.531)

Upvc double glazed window to front. Emulsion painted walls and ceiling, central light. Wall mounted electric fire, radiator with cover, laminate flooring.



### Reception Room Rear

9'11" x 7'6" (3.030 x 2.290)

Upvc double glazed window to rear. Emulsion painted walls and ceiling, central light, radiator, laminate flooring.



### Kitchen

10'4" x 8'6" (3.153 x 2.598)

Upvc double glazed window to rear. Emulsion painted ceiling and part tiled walls, central light. Range of wall and base units, laminate work surface. Integrated electric oven, hob and extractor fan, plumbed and space for washing machine, space for large fridge/freezer. Large pantry cupboard.



## FIRST FLOOR

### Stairs and Landing

Upvc double glazed window to side, emulsion painted walls and ceiling, central light. Wooden banister rail, cupboard housing combination boiler, carpet to stairs and landing. Loft hatch to attic.



### Bedroom One

18'4" to widest point x 9'7" (5.589 to widest point x 2.946)  
Two Upvc double glazed windows to front. emulsion painted walls and ceiling with feature wallpaper to one wall, central light, fitted wardrobes, carpet.



### Bathroom

6'10" x 6'7" (2.087 x 2.018)  
Upvc double glazed window to rear. Emulsion painted ceiling, fully tiled walls. Hand held shower over bath, wash hand basin, low level w.c, chrome towel radiator, ceramic flooring.



### Bedroom Two

11'11" x 11'1" (3.644 x 3.393)  
Upvc double glazed window to rear. Emulsion painted walls and ceiling, central light, radiator, carpet.



### EXTERNAL

#### Front Garden

Fully enclosed front garden. Entrance through wrought iron gate with pathway to front door and gate to rear garden.



### Rear Garden

Fully enclosed rear garden. Patio with steps leading to lawned garden, composite decking area to rear of garden. Side access through wooden gate, pathway from rear to front.

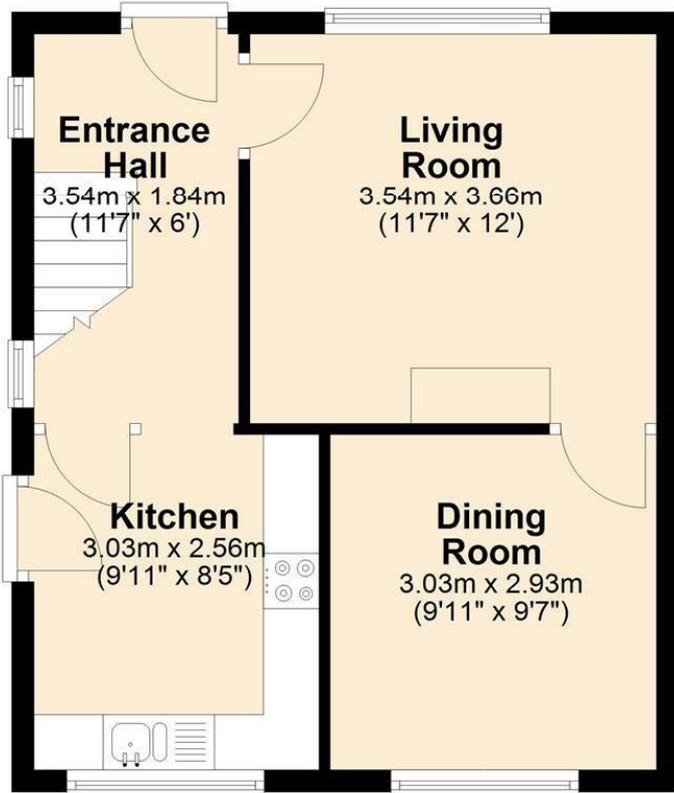


### Sheds

Two outside brick sheds to side of the property.

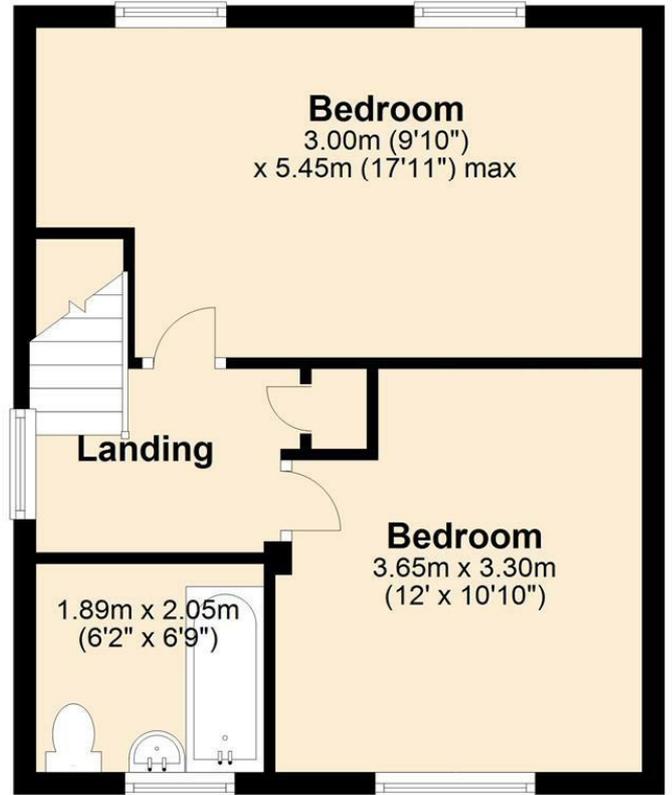
## Ground Floor

Approx. 37.3 sq. metres (401.9 sq. feet)

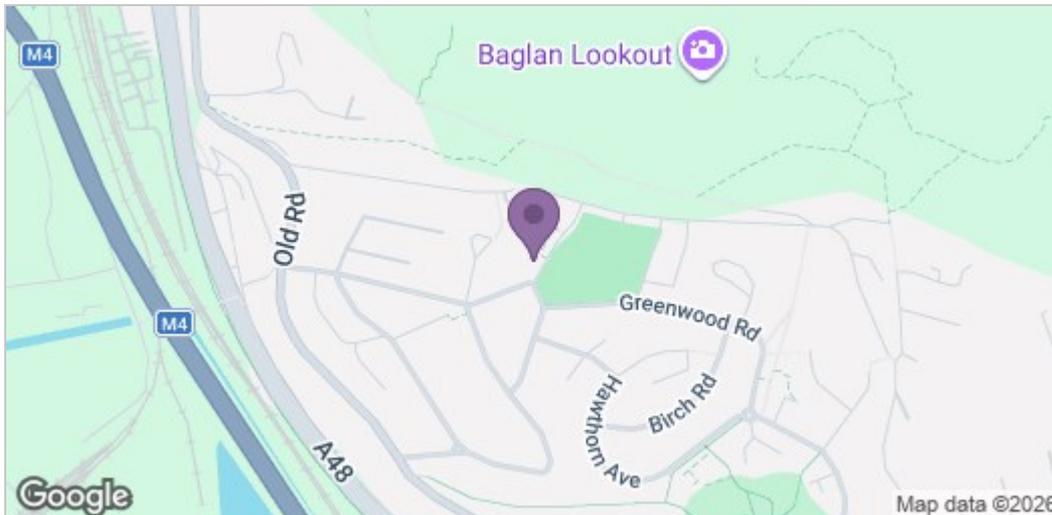


## First Floor

Approx. 36.8 sq. metres (396.0 sq. feet)



Total area: approx. 74.1 sq. metres (797.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	73	79
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.