



## **29 Ysguthan Road, Port Talbot, SA12 6NB Offers In The Region Of £124,000**

Welcome to this large terraced property located on Ysguthan Road in Port Talbot! This delightful home boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three double bedrooms, there is plenty of space for the whole family to unwind and make lasting memories.

Situated conveniently close to Port Talbot town centre and the picturesque Aberavon Beach, you'll have easy access to a variety of amenities and beautiful seaside views. Additionally, being near the M4 corridor makes commuting a breeze for those who need to travel for work or leisure. Don't miss out on the opportunity to make this lovely property your new home. Contact us today to arrange a viewing and envision the endless possibilities that this property has to offer!

To book an appointment to view please call PENNAF PREMIER on 01639 760033

## GROUND FLOOR

### Entrance Hallway

Entrance via Upvc double glazed door. Plaster painted walls and ceiling with central light, radiator, laminate flooring. Stairs to first floor.



### Kitchen

10'11" x 9'4" (3.341 x 2.865)

Upvc double glazed window to side. Plaster painted walls and ceiling with central light, radiator. Wall and base units, space for oven, space for fridge freezer, laminate flooring.



### Reception Room One

22'0" x 12'6" (6.721 x 3.824)

Upvc double glazed window to front. Plaster painted walls and ceiling with two central lights, two radiators, laminate flooring. Alcoves with cupboard spaces. Upvc double glazed door to rear.



### Reception Room Two

16'4" x 10'10" (4.990 x 3.317)

Upvc double glazed window to side. Plaster painted walls and ceiling with central light, radiator, original ceramic flooring. Understair cupboard.

### Utility Room

7'10" x 6'2" (2.408 x 1.896)

Upvc double glazed window and door to rear. Plaster painted walls and ceiling with central light, base units, space for washing machine. Combination boiler serving domestic hot water and central heating, laminate flooring.



### Cloakroom

Plaster painted walls and ceiling with central light, low level w.c, sink, radiator, laminate flooring.

## FIRST FLOOR

### Stairs and Landing

Stairs leading to first floor, carpet to stairs and landing. Plaster painted walls and ceiling with central light. Storage cupboard.

### Bedroom One

15'2" x 11'0" (4.638 x 3.370)

Two Upvc double glazed windows to front. Plaster painted walls and ceiling with central light, radiator, original floorboards.



### Bedroom Two

9'9" x 9'8" (2.979 x 2.950)

Upvc double glazed window to rear. Plaster painted walls and ceiling with central light, radiator, carpet flooring. Access to loft.



### Bedroom Three

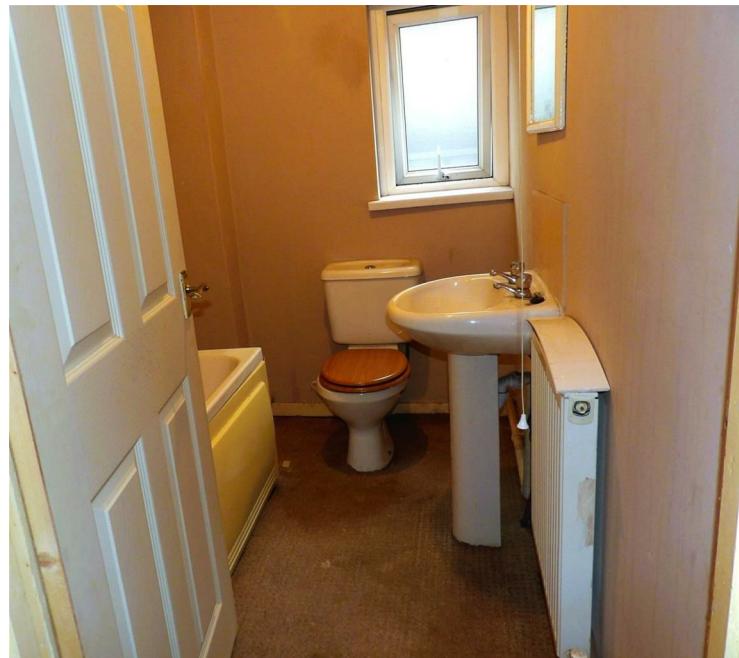
10'11" x 12'2" (3.331 x 3.729)

Two Upvc double glazed windows to rear. Plaster painted walls and ceiling with central light, radiator, original floorboards.



### Bathroom

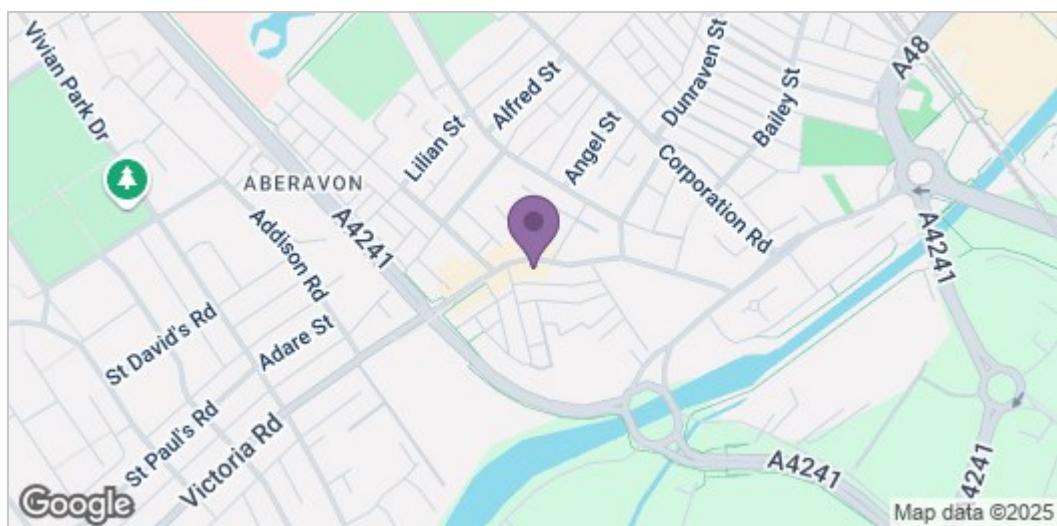
Upvc double glazed window to side. Bath with shower over, low level w.c, wash hand basin. Plaster painted walls and ceiling with central light, radiator, carpet flooring.



### Rear Garden

Enclosed rear garden with gate to rear lane. Outside shed.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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 firms employment has the authority to make or give any representation or warranty in respect of the property.