

**Payton
Jewell
Caines**



54 Pendarvis Terrace, Port Talbot – SA12 6AX
Port Talbot

In Excess of **£125,000**



54 Pendarvis Terrace

Port Talbot

This well positioned property is located within the sought-after area of Aberavon, Port Talbot, just a short distance from the award-winning Aberavon seafront and its popular promenade. The location offers an ideal setting for families with local schools, shops and leisure facilities all within easy reach. Excellent transport links via the M4 corridor and Port Talbot Parkway railway station provide convenient access to neighbouring towns and cities including Swansea and Cardiff. The property benefits from spacious accommodation throughout and is perfectly positioned for those seeking a coastal lifestyle with the convenience of town amenities close by. Early viewing is highly recommended to appreciate all this property has to offer. Key Features Freehold Backing onto playing fields Ideal first time or investment purchase Potential rent £875 pcm. Sold with no onward chain





- Three bedroom semi detached house
- Ideal first time or investor purchase
- Enclosed rear garden looking over playing fields
- Ground floor shower room and first floor w.c.
- Kitchen / breakfast room
- EPC - D / Council tax - B



Entrance

Via part frosted glazed composite front door into the entrance hall. Entrance Hall Central light fitting, ceiling mounted smoke detector, emulsioned ceiling and walls, skirting and ceramic tiled flooring.

Lounge

4.06m x 3.92m (13' 4" x 12' 10") Overlooking the front of the property via PVCu double glazed window with fitted vertical blind and finished with emulsioned ceiling, central light fitting, ceiling mounted smoke detector, emulsioned walls, skirting and laminate flooring. Fitted storage cupboard housing the hot water tank and further fitted storage cupboard housing the gas and electric meter boxes and under stairs storage. Door through to the kitchen/breakfast room.

Kitchen/Breakfast Room

2.21m x 3.73m (7' 3" x 12' 3") Dual aspect natural light via PVCu double glazed window overlooking the rear and the side and a part glazed PVCu door leading out to the rear patio. Wall mounted gas fired boiler. The kitchen is arranged with low level units in white with roll top work surface including breakfast bar, integrated electric oven with electric hob and overhead extractor hood. Inset sink with mixer tap and drainer, plumbing for automatic washing machine and space for fridge/freezer.

Doorway Through To Shower Room

1.56m x 2.16m (5' 1" x 7' 1") Frosted glazed window to the rear, PVCu tongue and groove ceiling with central light fitting, PVCu clad walls and ceramic tiled flooring. Three piece suite in white comprising w.c. wash hand basin with chrome mixer tap, glass shelf and wall mounted mirrored bathroom cabinet, quadrant style shower cubicle with sliding glazed doors housing an electric shower and wall mounted heated chrome towel rail.

Landing Via Stairs

Fitted carpet and wooden balustrade. PVCu double glazed window on the half landing with a fitted roller blind.

Bedroom 1

4.57m x 3.01m (15' 0" x 9' 11") PVCu double glazed window overlooking the front with a fitted vertical blind and finished with emulsioned ceiling and walls, skirting and fitted carpet. Door leading into wardrobe/storage with PVCu double glazed window to the front with a fitted vertical blind.

Bedroom 2

3.15m x 2.82m (10' 4" x 9' 3") Overlooking the rear garden via PVCu double glazed window with a fitted vertical blind and finished with emulsioned ceiling and walls, skirting and fitted carpet.

Bedroom 3

2.60m x 1.87m (8' 6" x 6' 2") Overlooking the rear garden via PVCu double glazed window and finished with access to loft storage, emulsioned ceiling and walls and exposed timber floorboards.

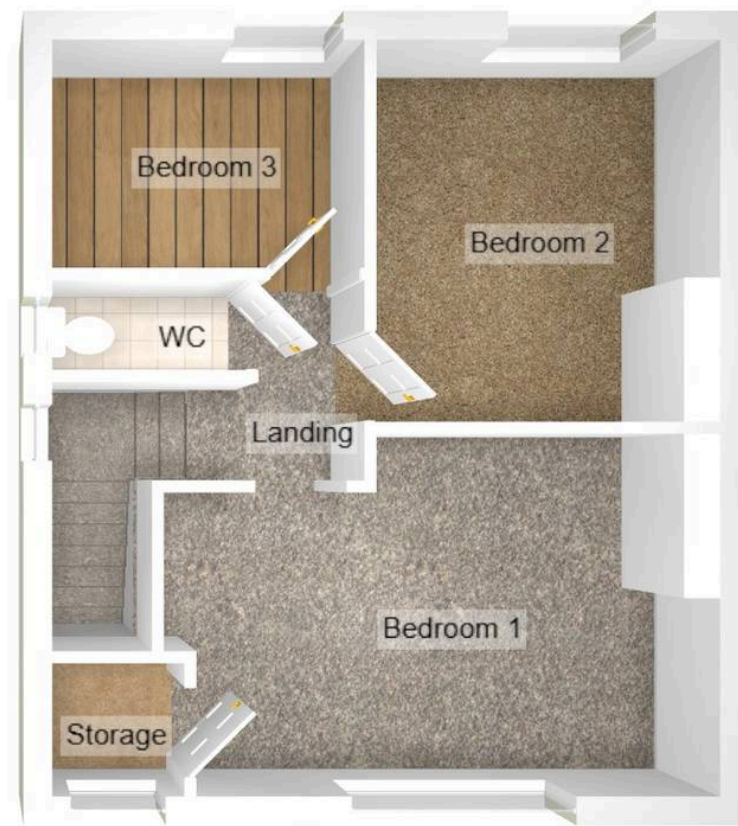
Separate WC

Frosted single glazed timber framed window, emulsioned ceiling, half height ceramic tiled walls, tiled flooring and w.c.





GROUND FLOOR



FIRST FLOOR

Payton Jewell Caines

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