

FOR
SALE



70 Silver Avenue, Port Talbot, West Glamorgan SA12 7RY

£192,500 - Freehold



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PROPERTY SUMMARY

An excellent opportunity to purchase this three bedroom semi-detached home situated in the popular area of Sandfields, within walking distance of Wales coastal path, Aberavon Sands and Remo's beach cafe. Local shops and schools also close by and easily reached. Offered with no ongoing chain, the property benefits from a low-maintenance enclosed front garden and a larger enclosed rear garden with garage to the rear. The property is offering excellent potential to create a lovely family home. Early viewing is highly recommended.

POINTS OF INTEREST

- Three Bedrooms & Family Shower Room
- Guest WC and Utility Area
- Extended Porch into Hallway
- Front & Rear Gardens
- A Well Presented Semi-Detached Home
- Two Reception Rooms
- Generous detached garage
- No ongoing chain / EPC - C
- Polished tiled patio with large electric sun canopy



ROOM DESCRIPTIONS

Entrance Porch

Via part frosted PVCu glazed front door leading into the porch finished with artexed ceiling and walls, PVCu double glazed window overlooking the front of the property, PVCu window overlooking the side, radiator and original tiled flooring. Square opening into the hallway.

Entrance Hall

Papered ceiling, papered walls, radiator and fitted carpet. Stairs leading to the first floor. Under stair storage cupboard. All doors leading off.

Reception 2

2.72m x 2.97m (8' 11" x 9' 9") Papered and coved ceiling, papered walls, PVCu double glazed window overlooking the front of the property, radiator and fitted carpet.

Reception 1

3.70m x 3.83m (12' 2" x 12' 7") Artexed ceiling, papered walls with dado rail, radiator and fitted carpet. Arch way leading to PVCu double glazed window and PVCu double glazed door leading out to the rear garden. Focal point to the room is a marble tiled hearth and surround with matching marble mantel and onset electric fire.

Kitchen

2.21m x 3.16m (7' 3" x 10' 4") Artexed and coved ceiling, ceramic tiled walls, PVCu double glazed window overlooking the rear of the property, PVCu double glazed window overlooking the side of the property, radiator and tiled flooring. A range of wall and base units with complementary work surface. One and a half stainless steel inset sink and drainer. Space for electric freestanding cooker. Under counter space for kitchen appliances. Folding doors leading into inner hallway.

Inner Hallway

1.35m x 1.86m (4' 5" x 6' 1") Stippled ceiling, respatex walls, PVCu frosted glazed window overlooking the side of the property, frosted PVCu glazed unit to the side of the property, radiator and a continuation of the tiled flooring. Space for upright fridge/freezer. Door into downstairs WC.

Downstairs WC

0.74m x 1.34m (2' 5" x 4' 5") Respatex ceiling and walls, frosted PVCu double glazed window overlooking the side of the property, radiator and tiled flooring. Two piece suite comprising low level WC and wall mounted wash hand basin.

First floor landing

Via stairs with fitted carpet. Papered ceiling and walls, access to loft, storage cupboard housing Baxi boiler, fitted carpet and all doors leading off.

Family Shower Room

1.37m x 2.72m (4' 6" x 8' 11") Measurement into the shower area. PVC tongue and groove ceiling, inset spot lights, extractor fan, respatex walls, frosted PVCu double glazed window overlooking the front of the property, wall mounted white towel rail heater and wood effect vinyl flooring. Three piece suite comprising low level WC, wash hand basin set within a vanity unit with storage below and shower cubicle with mains fed wall mounted chrome shower attachment with sliding shower door.

Bedroom 1

2.95m x 3.33m (9' 8" x 10' 11") Measurements to the fitted wardrobe. Papered ceiling, emulsioned walls, two PVCu double glazed windows overlooking to front of the property, radiator and fitted carpet. Door into over stair storage cupboard. Fitted wardrobes with mirrored sliding doors.

Bedroom 2

3.07m x 3.21m (10' 1" x 10' 6") Measurements to the fitted wardrobes. Papered ceiling, emulsioned walls, PVCu double glazed window overlooking the rear of the property, radiator and wood effect laminate flooring. Fitted wardrobes and dressing table area.

Bedroom 3

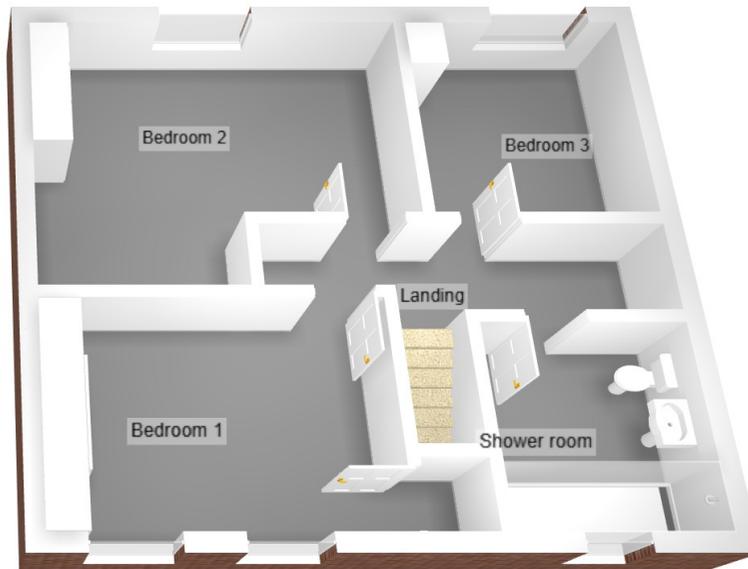
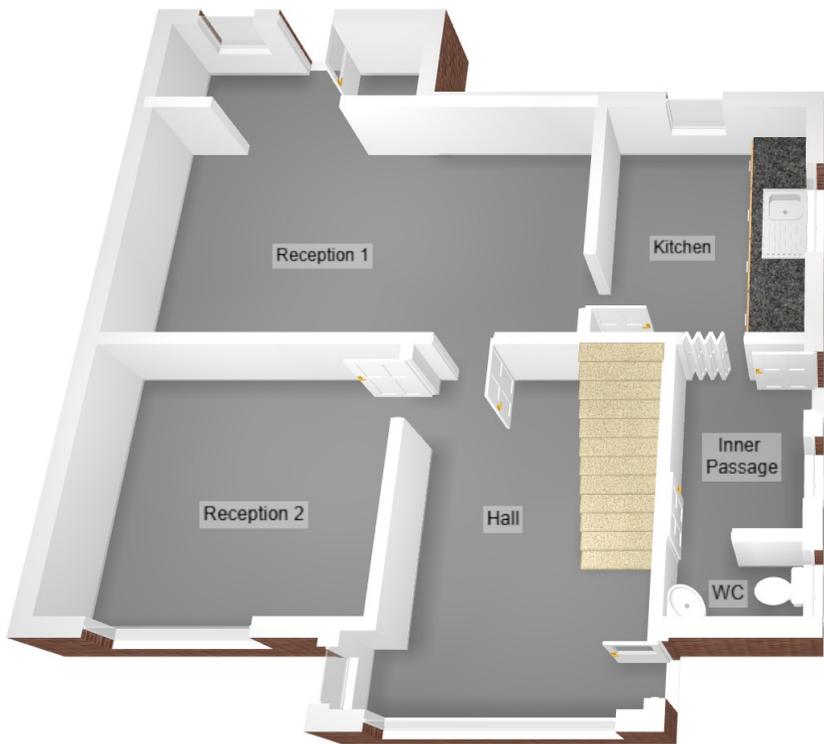
2.30m x 2.72m (7' 7" x 8' 11") Papered and coved ceiling, emulsioned walls, PVCu double glazed window overlooking the rear of the property, radiator and fitted carpet. Built in storage cupboard.

Outside

Larger than average enclosed rear garden bounded by wall, patio area ideal for garden furniture with the remainder laid to lawn and raised flower beds. Footpath leading to the rear of the garden where there is an area laid to chipping, door into garage and a further path that takes you down to an additional storage shed. There is an abundance of trees and plants. Gated side access to the front of the property. External power point, lighting and water.

Low maintenance front garden bounded by wall and laid to chippings with raised flower beds, pedestrian gate giving access to the footpath leading to the front door.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		86
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	