



**9 Sunnybank Road, Port Talbot, West Glamorgan SA12 6JQ**

**£185,000 - Freehold**

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## PROPERTY SUMMARY

Ideally located close to Aberavon beach front this immaculately presented three bedroom semi detached house is ideal for first time buyers. The property benefits from two reception rooms, open plan kitchen, three bedrooms and family bathroom to first floor. Externally is enclosed garden and outhouse which has power, light and water. Sold with no ongoing chain.

## POINTS OF INTEREST

- Three bedroom semi detached house
- Two reception rooms
- Fitted kitchen
- Enclosed rear garden with large outhouse
- Off road parking
- No ongoing chain
- Council Tax B/EPC C



## ROOM DESCRIPTIONS

### Entrance Hall

Enter property via PVCu door with frosted glass panels. Ceiling is skimmed and emulsioned. Ceiling light and coving. Walls are skimmed and emulsioned. Radiator. PVCu double glazed tilt and turn window looks to the rear. Under stair storage housing gas meter and electric box. Laminate flooring. Doorways lead off.

### Reception 1

3.25m x 3.25m (10' 8" x 10' 8") Ceiling is papered with ceiling light and coving. Walls are skimmed and emulsioned. Radiator. PVCu double glazed window looks to front aspect with fitted vertical blinds. Laminate flooring. Double doors lead to:

### Reception 2

3.22m x 4.27m (10' 7" x 14' 0") Ceiling is skimmed and emulsioned. Ceiling light and coving. Walls are skimmed and emulsioned. Radiator. PVCu double glazed window looks to front aspect with fitted vertical blinds. Chimney breast with alcoves to either side. Continuation of the laminate flooring. Opening through:

### Kitchen

2.12m x 3.97m (6' 11" x 13' 0") Ceiling is skimmed and emulsioned. Ceiling light and coving. Walls are skimmed and emulsioned. PVCu double glazed window to rear and PVCu door with glazed panels leads onto a rear garden. Kitchen comprises a range of wall and base units in high gloss white with coordinating laminate works surfaces and matching up stand. One and a half inset sink with drainer and chrome mixer tap. Integrated electric hob with oven and extractor fan. Space for tumble dryer and space for fridge freezer. Continuation of the laminate flooring.

### Landing

Via stairs with fitted carpet and balustrade. Ceiling light and access to loft. Double glazed window looks to the rear with fitted Venetian blinds. Fitted carpet and doorways lead off.

### Bedroom 1

3.29m x 4.39m (10' 10" x 14' 5") Ceiling is papered. Ceiling light and coving. Walls are skimmed and emulsioned. Radiator. PVCu double glazed window looks to front aspect with fitted vertical blinds and fitted carpet to the floor. Fitted wardrobes with mirror sliding doors.

### Bedroom 2

3.28m x 3.44m (10' 9" x 11' 3") Ceiling is skimmed and emulsioned. Ceiling light and coving. Walls are skimmed and emulsioned. Radiator. PVCu double glazed window looks to front aspect. Built in storage and fitted carpet to the floor.

### Bedroom 3

2.13m x 2.99m (7' 0" x 9' 10") Ceiling is papered. Ceiling light and coving. Walls are skimmed and emulsioned. Radiator. PVCu double glazed window looks to rear. Fitted carpet to the floor.

### Bathroom

1.69m x 1.93m (5' 7" x 6' 4") Ceiling has respetex panelling. Ceiling light. Floor to ceiling respetex panelling to the walls. PVCu double glazed frosted window looks to rear aspect. Wall mounted chrome heated towel rail. The bathroom is a three piece suite comprising low level W.C., wall hung wash hand basin with chrome mixer tap and a panel bath with overhead shower and shower screen. Built in storage housing gas fired combination boiler. Vinyl flooring in wood effect.

### Outside

Open frontage with a drive.

To the rear of the property is an enclosed low maintenance rear garden. Garden is laid partly to patio slabs ideal for garden furniture and artificial turf. Stone chipping areas. Shrubs and planting. Access to an outside water tap. Gated access leading back to side and front of the property. To the rear of the house is a shed storage area which also has power and lighting.

### Outhouse

Ceiling has wood cladding with spotlights and Velux windows. Walls are skimmed and emulsioned. There is power, lighting and water. There is a space and plumbing for automatic washing machine. Flooring is solid wood parquet. To the rear of the house is a shed storage area which also has power and lighting.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<span style="background-color: green; color: white; padding: 2px 5px;">A</span>	
(81-91)	<span style="background-color: green; color: white; padding: 2px 5px;">B</span>	
(69-80)	<span style="background-color: green; color: white; padding: 2px 5px;">C</span>	76
(55-68)	<span style="background-color: yellow; color: black; padding: 2px 5px;">D</span>	
(39-54)	<span style="background-color: orange; color: black; padding: 2px 5px;">E</span>	
(21-38)	<span style="background-color: orange; color: black; padding: 2px 5px;">F</span>	
(1-20)	<span style="background-color: red; color: white; padding: 2px 5px;">G</span>	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		