

FOR  
SALE





## PROPERTY SUMMARY

Situated in the popular residential area of Aberavon this TWO BEDROOM END TERRACE home would be an ideal first time purchase. The property benefits from PVCu double glazing and off-road ALLOCATED PARKING. Within close proximity to local shops, schools, Aberavon Beach and transport links. Viewing is recommended.

## POINTS OF INTEREST

- Two bedroom end terraced house
- No ongoing chain
- Conservatory
- Off road parking
- Ideal first time purchase



## ROOM DESCRIPTIONS

### Entrance

Via part frosted PVCu glazed front door into the entrance hall.

### Entrance Hall

Stippled ceiling, emulsioned walls, radiator, tiled flooring, door leading to the downstairs w.c. and archway into the kitchen.

### Downstairs w.c.

Skimmed ceiling, emulsioned walls, PVCu frosted double glazed window to the front of the property, radiator and tiled flooring. Two piece suite comprising low level w.c. and pedestal wash hand basin with tiled splash back and extractor fan.

### Kitchen

2.36m x 2.39m (7' 9" x 7' 10") Stippled ceiling with fluorescent light fitting, part emulsioned / part tiled walls, PVCu double glazed window to the front of the property and tiled flooring. A range of wall and base units with complementary work surfaces housing an inset stainless steel sink and drainer. Space for cooker, fridge/freezer and under counter space for washing machine. Wall mounted gas fired boiler (not combi).

### Lounge

3.84m x 5.10m (12' 7" x 16' 9") Stippled and coved ceiling, emulsioned walls, two radiators, wooden door with side panels leading into the conservatory and tiled flooring. Feature marble tiled hearth and surround with wooden mantle and onset electric fire. Stairs with fitted carpet and metal balustrade leading to the first floor.

### Conservatory

2.23m x 2.86m (7' 4" x 9' 5") Polycarbonate sloped roof, bricked walls, vinyl flooring, radiator, PVCu double glazed windows to the side and PVCu double glazed tilt & turn sliding door leading out to the rear garden.

### Landing

Stippled ceiling with loft access, emulsioned walls, fitted carpet and doors leading off.

### Family Shower Room

1.45m x 2.30m (4' 9" x 7' 7") PVCu tongue and groove ceiling, respertex walls, PVCu frosted double glazed window to the side of the property, radiator and vinyl flooring. Three piece suite comprising low level w.c. pedestal wash hand basin and shower cubicle with electric overhead shower and glass sliding doors.

### Bedroom 1

2.71m x 3.84m (8' 11" x 12' 7") Stippled ceiling, emulsioned walls, PVCu double glazed window to the rear of the property, radiator and fitted carpet.

### Bedroom 2

2.38m x 3.06m (7' 10" x 10' 0") Measurements are to the fitted wardrobes. Stippled ceiling, emulsioned walls, PVCu double glazed window to the front of the property, radiator and fitted carpet. Fitted wardrobes with glass sliding doors and storage cupboard housing the water tank.

### Outside

The rear garden is bound to two sides by wood fencing, open to one side but a fence will be erected. Laid mainly to lawn with small patio area, paved side area and side gate.

The front garden is open plan with two dropped curbs giving access to the driveway and a small area laid to lawn with planted tree.







Awaiting EPC &  
Floorplan