

FOR
SALE



17 Cronin Avenue, Port Talbot, West Glamorgan SA12 6BE

£165,000 - Freehold

53, Station Road, Port Talbot, SA13 1NW 01639 891268 porttalbot@pjchomes.co.uk

Payton
Jewell
Caines

PROPERTY SUMMARY

We are pleased to present to the market this TRADITIONAL BUILD THREE BEDROOM SEMI-DETACHED house in the highly desirable area of Little Warren close to Aberavon Beach. The property benefits from close proximity to local shops, Tywyn Primary School, local amenities and transport link to Port Talbot town centre. The property benefits from two reception rooms, kitchen, utility, conservatory, ground floor wet room and first floor shower room and enclosed rear garden with workshop. Ideal first time buy or investment purchase. Viewing highly recommended.

POINTS OF INTEREST

- Three bedroom semi detached house
- Two reception rooms
- Conservatory
- Kitchen with fitted appliances
- Utility room
- Ground floor wet room and first floor shower room
- EPC - C , Council tax band - D



ROOM DESCRIPTIONS

Entrance

Via PVCu door with opaque window leading into the entrance hall.

Entrance Hall

Stairs leading to the first floor, papered ceiling and walls, coving, laminate flooring and radiator. Door leading into the lounge and reception 2 / dining room.

Lounge

3.20m x 3.13m (10' 6" x 10' 3") Double glazed PVCu window to the front, coving, radiator, papered walls and fitted carpet. Wall mounted electric fire with wooden surround.

Reception 2 / Dining Room

2.60m x 4.00m (8' 6" x 13' 1") PVCu double glazed sliding doors leading into the conservatory, radiator, part wood panelled / part papered walls, laminate flooring and two wall light points. Wall mounted electric fire with tiled surround. Door leading into the kitchen and PVCu patio doors leading into the conservatory.

Conservatory

4.41m x 3.07m (14' 6" x 10' 1") Tiled flooring, radiator, double glazed PVCu windows to the side and rear and opaque PVCu door leading to the rear garden.

Kitchen

2.40m x 3.11m (7' 10" x 10' 2") Flooring to ceiling tiled walls, opaque double glazed PVCu window to the side and laminate flooring. A range of matching wall and base units with complementary work surfaces housing a single drainer stainless steel sink, integrated four ring gas hob and electric double oven. Storage cupboard with PVCu opaque window to the side, floor to ceiling tiled walls, tiled flooring and shelving. Doors leading into the utility and wet room.

Utility

PVCu double glazed window and PVCu double glazed opaque door to the side of the property. Laminate flooring, floor to ceiling tiles, radiator, door leading to a storage cupboard.

Wet room

2.33m x 2.28m (7' 8" x 7' 6") max. Three piece suite comprising low level WC, wash hand basin and shower with electric attachment. Extractor hood, emulsioned walls, radiator, tiled flooring and PVCu opaque double glazed window to the rear.

Landing

Loft access, smoke alarm, papered walls, fitted carpet and doors leading off.

Bedroom 1

3.18m x 4.10m (10' 5" x 13' 5") max. PVCu double glazed window to the front, coving, radiator, storage cupboard, papered walls and fitted carpet.

Bedroom 2

2.72m x 3.88m (8' 11" x 12' 9") PVCu double glazed window to the rear, coving, radiator, fitted carpet and papered walls.

Bedroom 3

3.88m x 2.37m (12' 9" x 7' 9") PVCu double glazed window to the rear, coving, radiator, papered walls and fitted carpet.

Shower Room

Opaque PVCu double glazed window to the front, heated towel rail, floor to ceiling tiled walls and tiled flooring. Three piece suite comprising shower cubicle with bi-fold door and electric shower attachment, pedestal wash hand basin and low level WC.

Outside

The rear garden is laid to lawn with a pathway. Work shop with four opaque PVCu windows.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
		68	77
England, Scotland & Wales		EU Directive 2002/91/EC	