

FOR
SALE



PROPERTY SUMMARY

Situated in a friendly and well-established neighbourhood, this semi-detached family home benefits from easy access to local amenities, Aberavon beach, schools, and reliable transport links. Everything you need is just a short stroll or drive away, making daily life straightforward and stress-free. The community atmosphere adds to the appeal, making it an ideal location for those starting out or growing their family. Offered with NO ON-GOING CHAIN, EARLY VIEWING IS HIGHLY RECOMMENDED.

POINTS OF INTEREST

- Three bedroom semi detached house
- Two reception rooms
- Kitchen with utility
- Downstairs w.c. and first floor shower room
- Enclosed rear garden
- Ideal first time purchase



ROOM DESCRIPTIONS

Entrance Hall

Accessed via PVCu double glazed door. Skimmed ceiling, emulsioned walls, radiator and grey wood effect laminate flooring. Stairs leading to the first floor. Door leading into the lounge.

Lounge

2.74m x 3.31m (9' 0" x 10' 10") Papered ceiling and walls, front facing PVCu double glazed window, radiator and fitted carpet. Shelving with glass doors.

Reception 2

3.20m x 4.60m (10' 6" x 15' 1") Papered ceiling, emulsioned walls, PVCu double glazed patio doors leading to the rear garden, radiator, continuation of laminate flooring and opening into the kitchen.

Kitchen

2.13m x 3.10m (7' 0" x 10' 2") Papered ceiling, tiled walls, side facing frosted PVCu double glazed window and tile effect flooring. Kitchen is fitted with a range of matching wall and base units with roll edge work tops housing a single drainer sink unit. Integrated gas hob with electric oven and extractor hood above and door leading into the utility.

Utility

1.39m x 1.74m (4' 7" x 5' 9") PVCu panelling to the ceiling, respatex walls, side facing frosted PVCu window and door leading to the garden, continuation of the flooring. Kitchen unit with roll edge work surface and plumbing for washing machine. Door leading to downstairs w.c.

Downstairs w.c.

PVCu panelling to the ceiling, respatex walls, side facing frosted PVCu window, continuation of the flooring and low level w.c.

Landing

Skimmed ceiling, loft access hatch, emulsioned walls and fitted carpet. Door into airing cupboard housing the wall mounted combination boiler fitted approximately 1 year ago. All doors leading off.

Bedroom 1

3.26m x 4.08m (10' 8" x 13' 5") max. Skimmed ceiling, emulsioned walls with one featured panelled wall, front facing PVCu double glazed window, radiator, storage cupboard and fitted carpet.

Bedroom 2

2.68m x 3.20m (8' 10" x 10' 6") Skimmed ceiling, emulsioned walls rear facing PVCu double glazed Window, radiator, mirrored wardrobes and fitted carpet.

Bedroom 3

2.43m x 2.64m (8' 0" x 8' 8") Textured ceiling, papered walls rear facing PVCu double glazed window, radiator and fitted carpet.

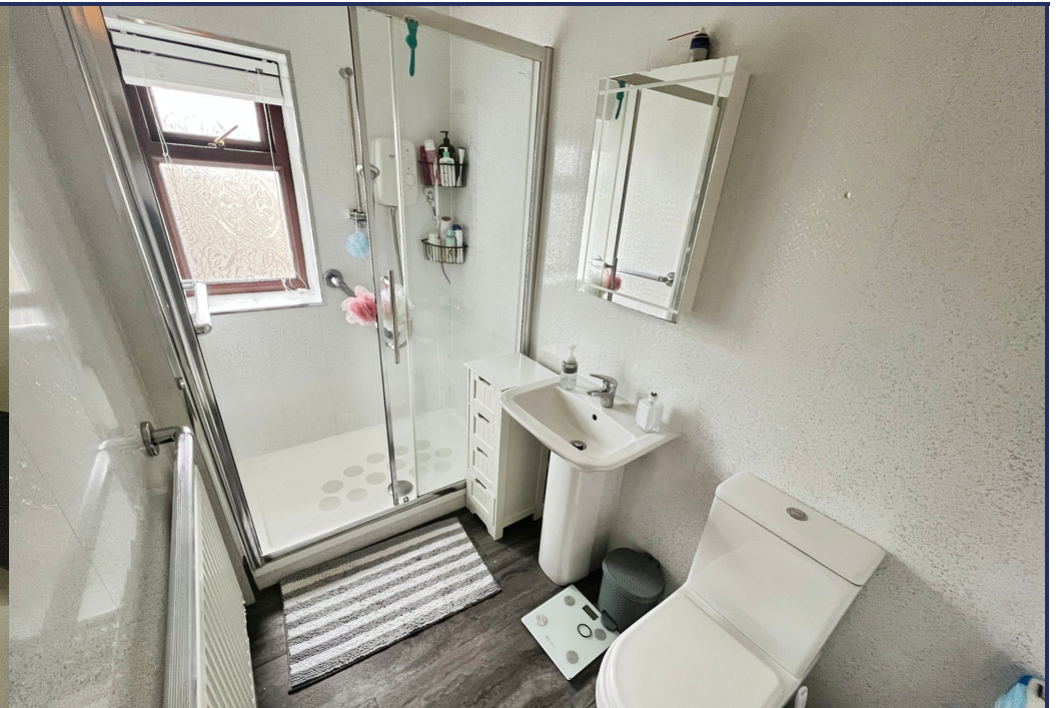
Shower room

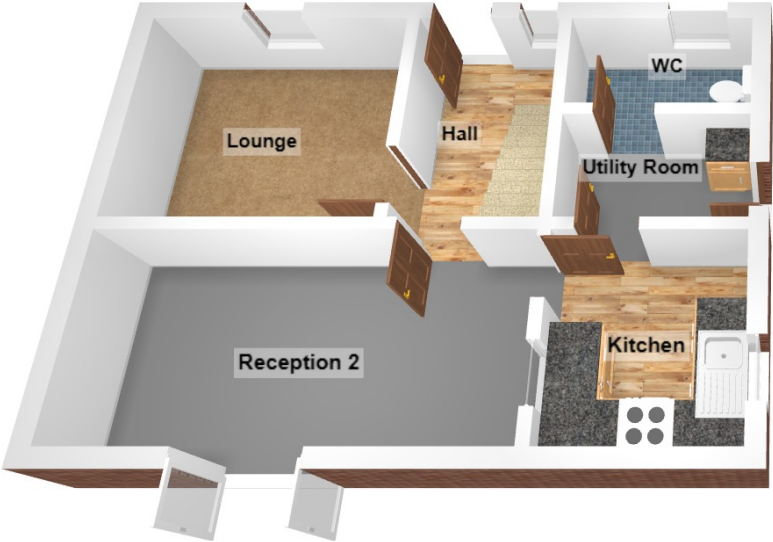
PVCu panelling to ceiling, respatex walls, front facing frosted PVCu double glazed window, radiator and tile effect flooring. Three piece suite comprising pedestal wash hand basin, low level w.c. and shower unit with electric shower attachment.

Outside

Retaining wall and footpath leading to the front door, lawned area and stone chippings to the side with flower and shrub borders.

The rear garden is laid to paving and lawned areas with slate chippings and garden shed. Retaining brick wall and space to the side for recycling storage. Gate leading to the front.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		89
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		