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FOR SALE

£109,995

26 New Street, Aberavon, Port Talbot, West Glamorgan. SA12 6HG



We are delighted to present for sale this three bedroom terraced property located close to schools, shops and only a short walk to Port Talbot town centre. The property, double glazed throughout, comprises of entrance hallway, two reception rooms, fitted kitchen and shower room to the ground floor with two spacious bedrooms and modern family bathroom to the first floor. The property also offers an enclosed courtyard to rear with a brick built outhouse for storage. A regularly serviced gas combi boiler provides central heating. Council Tax Band B

## **Hallway**

Via uPVC double glazed door, uPVC double glazed window to front, laminate wood flooring, radiator, doors to living room and dining room, built in cupboard housing gas meter.

## **Living Room**

3.71m x 4m (12' 2" x 13' 1") Laminate wood flooring, uPVC double glazed bay window to front, decorative electric fire within polished stone surround with timber mantelpiece, built in storage cupboards.

## **Dining Room**

3.6m x 5.44m (11' 10" x 17' 10") Laminate wood flooring, uPVC double glazed window to rear, decorative fireplace with timber mantelpiece, 2 x built in storage cupboards, radiator.

## **Kitchen**

2.69m x 3.13m (8' 10" x 10' 3") Tiled flooring, uPVC double glazed door to side, uPVC double glazed window to side, fitted with a range of base and wall mounted units in beech with contrasting worktops, sink unit, tiled splash backs, electric oven, radiator.

## **Shower Room**

1.21m x 3.12m (4' 0" x 10' 3") Tiled flooring, uPVC double glazed window to rear, w.c. & hand basin in white, tiled walk-in shower area with electric shower over, extractor fan.

## **Stairs / Landing**

Fitted carpet to stairs, doors to bedrooms and bathroom.

## **Bedroom 1**

3.36m x 5.52m (11' 0" x 18' 1") Fitted carpet, 2 x uPVC double glazed windows to front, radiator.

## **Bedroom 2**

2.71m x 3.5m (8' 11" x 11' 6") Fitted carpet, uPVC double glazed window to rear, built in storage cupboards housing Worcester combo boiler, radiator.

## **Bedroom 3**

Fitted carpet, uPVC double glazed window to front, radiator.

## **Bathroom**

2.39m x 2.59m (7' 10" x 8' 6") Cushion flooring, uPVC double glazed window to rear, fitted with a three piece bathroom suite in white, comprising of w.c., hand basin and bath with shower over, glazed shower screen, chrome towel rail/heater, radiator, attic access.

## **Front Exterior**

Enclosed, laid to concrete, canopy above front door.

## **Rear Exterior**

Enclosed, laid to concrete, block built, powered outhouse for storage.



**Tenure:** Freehold  
**Council Tax:** Band B  
N/A  
**Parking Types:** None.  
**Heating Sources:** None.  
**Electricity Supply:** None.  
**Water Supply:** None.  
**Sewerage:** None.  
**Broadband Connection Types:** None.  
**Accessibility Types:** None.

Has the property been flooded in last 5 years? No  
**Flooding Sources:**  
Any flood defences at the property? No  
Any risk of coastal erosion? No  
Is the property listed? No  
Are there any restrictions associated with the property? No  
Any easements, servitudes, or wayleaves? No  
The existence of any public or private right of way? No





