

FOR
SALE



47 Border Road, Port Talbot, West Glamorgan SA12 7EB

£170,000 - Freehold



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PROPERTY SUMMARY

This three-bedroom semi-detached property is conveniently situated with easy access to local shops, reputable schools, and Aberavon Beach. The accommodation briefly comprises an entrance porch leading into a welcoming hallway, a well-proportioned lounge, a fitted kitchen, and a convenient ground floor WC. To the first floor, there are three bedrooms and a family bathroom. Externally, the property benefits from an enclosed rear garden, off-road parking, and a garage, providing excellent practicality for modern living. This property presents an ideal opportunity for first-time buyers or investors alike. Early viewing is highly recommended.

POINTS OF INTEREST

- Three bedroom semi detached house
- Downstairs WC and first floor bathroom
- Enclosed rear garden
- Driveway parking and garage
- Ideal first time or investment purchase



ROOM DESCRIPTIONS

Entrance

Via PVCu double glazed door with opaque window into the entrance porch.

Enclosed porch

2.54m x 1.12m (8' 4" x 3' 8") PVCu double glazed windows to the front and side, tiled flooring, emulsioned walls, artexed ceiling and PVCu double glazed opaque door leading into the hallway.

Hallway

Emulsioned walls, radiator, laminate flooring and stairs leading to the first floor with under stairs storage cupboard. Doors leading to the lounge and kitchen.

Lounge

6.4m x 5.60m (21' 0" x 18' 4") max. PVCu double glazed windows to the front and rear, two radiators, laminate flooring, coving, papered walls with dado rail, artexed ceiling and three wall lights.

Kitchen

2.12m x 4.54m (6' 11" x 14' 11") PVCu double glazed window to the side, radiator, part tiled / part emulsioned walls and ceramic tiled flooring. A range of matching wall and base units with complementary roll edge work surfaces housing a stainless steel sink with single drainer and mixer tap. Gas hob, electric oven, recess space for microwave to be fitted and space for fridge/freezer. Timber framed glazed door leading to the rear lobby.

Rear lobby

1.69m x 1.35m (5' 7" x 4' 5") Tiled flooring, emulsioned walls, radiator, PVCu double glazed opaque window to the rear and door leading to the downstairs WC.

Downstairs WC

1.10m x 1.71m (3' 7" x 5' 7") PVCu double glazed opaque window to the side, tiled flooring, part tiled / part emulsioned walls and coving. Two piece suite comprising wall mounted wash hand basin and low level WC.

Landing

PVCu double glazed window overlooking the front, radiator, fitted carpet, emulsioned and artexed walls, coving and loft access. Airing cupboard and cupboard housing the combination boiler.

Bedroom 1

3.37m x 3.12m (11' 1" x 10' 3") measurements exclude the wardrobes. A range of fitted wardrobes with overhead storage and vanity mirror. Artexed and coved ceiling, papered walls, radiator, fitted carpet and PVCu double glazed window to the front.

Bedroom 2

3.20m x 3.62m (10' 6" x 11' 11") PVCu double glazed window to the rear, radiator, papered walls, fitted carpet, artexed and coved ceiling and wall mounted lights. Fitted wardrobes and overhead storage with vanity area.

Bedroom 3

2.14m x 2.24m (7' 0" x 7' 4") max. PVCu double glazed window to the side, radiator, fitted carpet and papered walls.

Bathroom

2.33m x 3.13m (7' 8" x 10' 3") PVCu double glazed opaque window overlooking the rear, radiator, vinyl flooring and floor to ceiling ceramic tiled walls. Three piece suite comprising pedestal wash hand basin, low level WC and double sized shower cubicle with bi-fold glass door and mains powered shower attachment.

Outside

Double gates to the front with retaining brick wall, leading to a resin driveway giving access to the detached double garage with door to the side and access to the rear garden having block paving, retaining brick walls, garden shed and a ramp for easy access. Paved frontage with raised flower borders and ramp leading to the enclosed porch.



Awaiting EPC &
Floorplan