

FOR  
SALE



36 Rhodes Avenue, Port Talbot, West Glamorgan SA12 6UT

£130,000 - Freehold



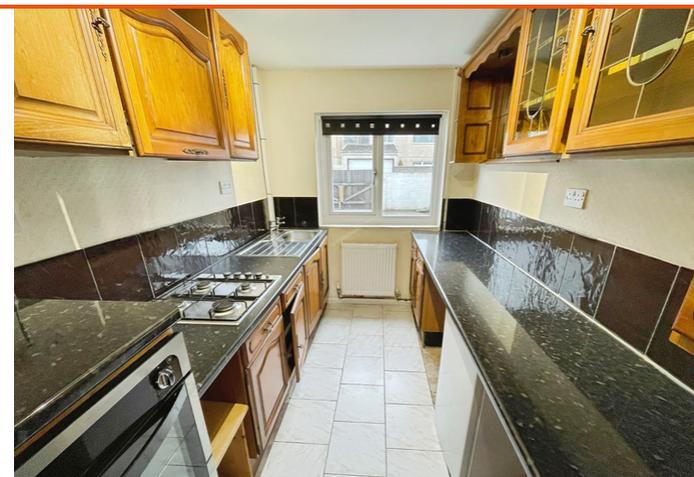
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## PROPERTY SUMMARY

Three bedroom semi detached house situated in a popular location comprising lounge, dining room, kitchen with fitted appliances, guest WC, master bedroom with fitted wardrobes, two further bedrooms and first floor shower room. Enclosed rear garden and driveway parking to the front.

## POINTS OF INTEREST

- Three bedroom semi detached house
- Lounge and dining room
- Enclosed rear garden
- Downstairs WC and first floor shower room
- Off road parking to the front
- Non traditional construction



## ROOM DESCRIPTIONS

### Entrance

Via PVCu opaque door leading into the lounge.

### Lounge

3.18m x 3.98m (10' 5" x 13' 1") PVCu window to the front, radiator, papered ceiling and walls, fitted carpet, under stairs storage and doors leading to the dining room and kitchen. Stairs leading to the first floor.

### Dining room

4.36m x 3.19m (14' 4" x 10' 6") PVCu window overlooking the rear, papered ceiling and wall, radiator and fitted carpet.

### Kitchen

1.98m x 2.86m (6' 6" x 9' 5") Emulsioned ceiling, papered walls, PVCu window to the rear, radiator, tiled flooring and tiling to the splash backs. A range of wall and base units with complementary roll edge work surfaces housing a stainless steel sink with single drainer. Integrated gas hob, built in electric oven and extractor hood. Pantry cupboard.

### Inner hallway

Tiled flooring, PVCu oak door leading out to the side and sliding door leading to the downstairs WC.

### Downstairs WC

Emulsioned walls, tiled flooring and double glazed opaque PVCu window to the front. Low level WC and wall mounted combination boiler.

### Landing

Via stairs with fitted carpet. Papered ceiling and walls, loft access, smoke alarm, fitted carpet and airing cupboard with radiator.

### Shower room

2.48m x 1.46m (8' 2" x 4' 9") PVCu opaque double glazed window to the front, radiator, floor to ceiling ceramic tiled walls, vinyl flooring and extractor fan. Three piece suite comprising pedestal wash hand basin, low level WC and electric shower.

### Bedroom 1

4.77m x 3.12m (15' 8" x 10' 3") measurements into the wardrobes max. narrowing to 3.78m. Emulsioned walls, PVCu double glazed window to the front, radiator and fitted carpet. Fitted wardrobes with mirrored doors.

### Bedroom 2

3.07m x 3.28m (10' 1" x 10' 9") Emulsioned ceiling and walls, PVCu window overlooking the rear, radiator and fitted carpet.

### Bedroom 3

2.61m x 2.94m (8' 7" x 9' 8") Emulsioned ceiling, papered walls, PVCu double glazed window overlooking the rear, radiator and fitted carpet.

### Outside

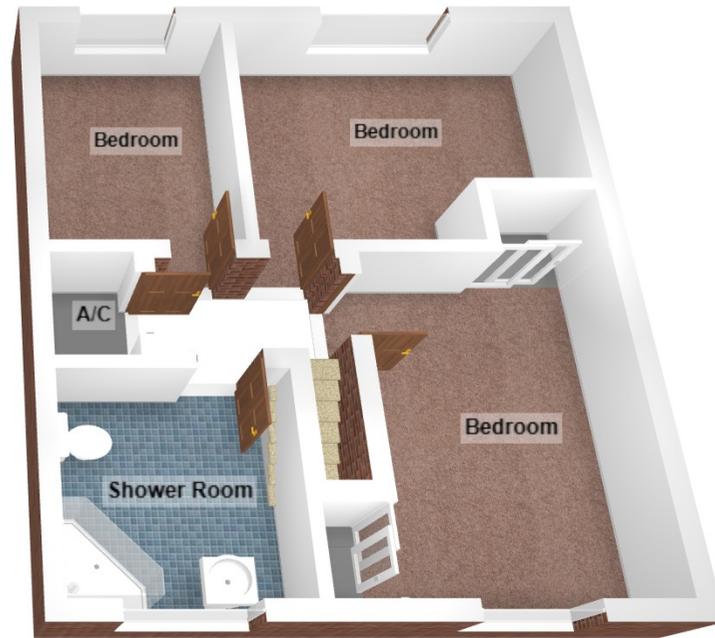
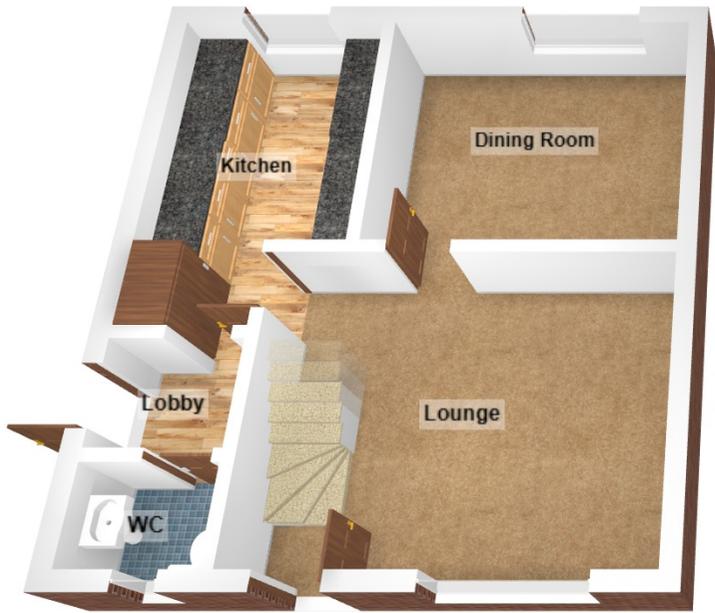
Driveway to the front of the property accessed via a gate, retaining brick wall, stone chippings and paved path leading to the front door.

Paved rear garden with retaining brick walls, brick built outhouse with window to the front and double gates leading to the rear lane with off road parking.

### NOTE

Non traditional construction





EPC