



### **86 Southdown Road, Port Talbot, SA12 7HS £125,000**

IMMACULATED PRESENTED AVAILABLE TO VIEW!!...LOFT ROOM!!...OFF ROAD PARKING!!.....Ideal family home located in the sought after Sandfields area of Port Talbot close to the new Super School!!...The property benefits from off road parking, modern kitchen and bathroom, loft room and a larger than average size garden. The property briefly comprises of two reception rooms, kitchen to the ground floor and three bedrooms and bathroom to the first floor and loft room. This property is ideally situated to Bae Baglan school, local shops and amenities and within walking distance of Aberavon beachfront. To arrange a viewing please call Pennaf Premier office on 01639 760033.

## Reception Two

2.655m x 4.019m (8' 9" x 13' 2") Carpet to the floor, emulsion walls with coving to ceiling, feature wallpaper wall, radiator, feature fire place and surround with electric fire, rear facing Upvc picture window, bi fold door leading to the kitchen.

## GROUND FLOOR

### Entrance Hallway

Entrance via Upvc front door with obscure glass into hallway. Carpet to the floor, emulsion walls, dado rail with wallpaper above, radiator, central light, smoke alarm, stairs to first floor, doors leading to other rooms.

### Reception One

3.224m x 3.146m (10' 7" x 10' 4") Carpet to the floor, emulsion walls, dado rail with wallpaper above, radiator, central light, front facing picture Upvc double glazed window.

### Stairs and landing

Carpet to the stairs, emulsion walls, dado rail with wallpaper above, radiator, central light, smoke alarm, doors leading to other rooms, door to the airing cupboard which houses the combi boiler.

### Kitchen

2.382m x 6.290m (7' 10" x 20' 8") Well appointed kitchen comprising of wall and base units in high gloss with stainless steel handles, contrasting laminate work tops, integrated electric oven with gas hob and over head extraction, inset ceramic sink and drainer with mixer tap, tiled splash back, larder cupboard, space for fridge freezer, space for automatic washing machine, small breakfast bar, laminate flooring, radiator, emulsion walls, integrated spot lights, rear facing Upvc double glazed window with extraction fan, rear facing Upvc door with obscure glass giving access to rear garden, front facing Upvc door with obscure glass giving access to front of the property.

### Master Bedroom

4.016m x 3.245m (13' 2" x 10' 8") Carpet to the floor, emulsion walls, feature wall paper wall, radiator, central light, front facing Upvc double glazed window, built in wardrobes with glide and slide milky glass doors.

### Bedroom Two

4.147m x 2.712m (13' 7" x 8' 11") Carpet to the floor, emulsion walls with coving to ceiling, radiator, central light, fitted wardrobes with overhead cupboards, rear facing Upvc double glazed window.

### Family Bathroom

2.237m x 1.651m (7' 4" x 5' 5") Three piece suite comprising of panelled bath with shower over - electric shower, low level W.C., pedestal wash hand basin with hot and cold taps, fully tiled walls, central light, vinyl flooring, radiator, rear facing Upvc double glazed window with obscure glass.

### Loft Room

2.571m x 6.515m (8' 5" x 21' 4") Carpet to the floor, emulsion walls, radiator, integrated spot lights, rear facing Velux window, three built in cupboards and built in wardrobe.

### Bedroom Three

3.241m x 2.385m (10' 8" x 7' 10") This bedroom is currently

used as a gym, laminate flooring, feature wallpaper wall with wood surround, radiator, front facing Upvc double glazed windows, central light, stairs leading up to the loft room.

## OUTSIDE

### Front Garden

Large low maintenance frontage with walls to both sides and front pathway to front door and side door access. Off road parking for 2 to 3 vehicles.

### Rear Garden

Larger than average rear garden which is fully enclosed with walls to both sides, with pathway to rear, laid to stones with circular paving, rear patio, mature shrubs, area laid to lawn, outside tap, outside power point.

### Full Description

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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