



## 27 Golden Avenue, Port Talbot, SA12 7RR

**£112,995**

FULL OF POTENTIAL!!!...This property will make an ideal family home which is a stones throw from Aberavon beachfront. It is located in the sought after area of Sandfields area of Port Talbot and within walking distance of the Super School Bae Baglan!!!...The property briefly comprises of a open plan kitchen / lounge with additional snug area, utility room, downstairs toilet and outer porch. To the first floor there are three double bedrooms and shower room. There is off road parking to the front of the property.

To arrange a viewing please contact the office on 01639 760033.

## GROUND FLOOR

### Entrance Hallway

Entrance via uPVC front door into hallway with concrete flooring, newly plastered walls and ceiling, radiator. Stairs leading to first floor.

### Open Plan Lounge & Kitchen

6.524m x 3.140m (21' 5" x 10' 4") measurements include the kitchen area. Reception area: Access via wooden door, carpet to the floor, radiators, central light, uPVC rear facing sliding patio doors, power points. Kitchen area: Fully fitted wall and base units with laminate worktops, single stainless steel sink and drainer with mixer taps. Quarry tiles to the floor, emulsion walls, central light, radiator, uPVC window to the side of the property, space for electric cooker, plumbing for washing machine.

### Snug

3.117m x 2.742m (10' 3" x 9' 0") Carpet to the floor, papered walls, radiator, central light, uPVC window to the front, blinds and curtains to remain. Patio doors.

### Utility Room

2.603m x 1.739m (8' 6" x 5' 8") Concrete flooring, emulsion walls, central light, uPVC door with obscure glass providing access to the outer porch. Space for fridge freezer. Meters.

### Downstairs Toilet

Quarry tile flooring, newly plastered walls, low level w.c., side facing uPVC opaque window, extractor fan.

### Outer Porch

Concrete flooring, plastered walls, front and side facing windows with rear facing uPVC door giving access to the rear garden. Plumbing for washing machine.

## FIRST FLOOR

### Stairs & Landing

Carpet to the stairs and landing, newly plastered walls and ceiling, central light, smoke alarm. Pull down ladder to give access to a partial boarded attic which has electric. Cupboard housing combi boiler.

### Master Bedroom

4.024m x 3.238m (13' 2" x 10' 7") Carpet to the floor, emulsion walls, radiator, central light, uPVC window to the front, curtain pole and curtain to remain, double power points, built in storage cupboard.

### Bedroom

3.835m x 2.658m (12' 7" x 8' 9") Painted floorboards, paper walls, radiator, central light, uPVC window to the rear of the property, roller blind to remain.

### Bedroom.

2.636m x 2.433m (8' 8" x 8' 0") Carpet to the floor, papered walls, central light, radiator, rear facing uPVC window, roller blind to remain, double power point.

### Family Bathroom

Anti slip flooring, emulsion walls. Low level w.c., pedestal wash hand basin, shower with respatex cladding splashback, central light,

## OUTSIDE

### Front Garden

Driveway for one vehicle, fully enclosed garden with low wall. Pathway leading to the front door, lawn and bedding areas. Side gate access to the rear of the property.

### Rear Garden

Rully enclosed walled rear garden, stone area and pond. Pathway to leasehold workshop/shed.



Energy Efficiency Rating		
	Current	Potential
Very very efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	EU Directive 2002/91/EC	

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