



51 Hawthorn Avenue, Port Talbot, SA12 8PH

£120,000

.....DON'T MISS OUT ON THIS FAMILY HOME IN A SOUGHT AFTER LOCATION!!...This property will not be available for long, a great opportunity to acquire a three bedroom semi detached property in the much sought after area of Baglan. This property comprises of two reception rooms and kitchen to the ground floor and three bedrooms and family bathroom to the first floor. To the rear is an enclosed rear garden. The property is located opposite Baglan park and within walking distance of local amenities and close to M4 Motorway....Please call the office on 01639 760033 to arrange a viewing.

Entrance Hallway

Entrance via PVCu front door into the hallway. Laminate flooring, wallpaper walls with coving to ceiling, radiator, central light, storage cupboard housing consumer unit, stairs to the first floor, doors leading to other rooms.

Lounge

17'0" x 9'7" (5.199 x 2.941)

Laminate flooring, wallpaper walls with coving to ceiling, dado rail, feature fireplace and surround with gas fire, radiator, triple front facing PVCu double glazed windows, central light.

Kitchen

8'8" x 8'9" (2.644 x 2.677)

Wall and base units with laminate work tops, stand alone gas cooker, plumbing and space for washing machine, space for fridge freezer, inset stainless steel sink with respetex splash back, laminate flooring, wallpaper walls with coving to ceiling, central light, rear facing PVCu double glazed window and rear door giving access to rear garden, cupboard housing "Viessman" combi boiler, access to the 2nd reception room/dining room.

2nd Reception Room

8'7" x 10'9" (2.619 x 3.296)

Laminate flooring, wallpaper walls with coving to ceiling, radiator, central light, rear facing PVCu double glazed window.

Stairs and Landing

Carpet, wallpaper walls with coving to ceiling, central light, loft access, rear facing PVCu double glazed window, doors leading to other rooms.

Bedroom 1

11'4" x 12'1" (3.478 x 3.689)

Carpet, wallpaper walls with coving to ceiling, radiator, central light, front facing PVCu double glazed window.

Bedroom 2

11'2" x 9'7" (3.406 x 2.937)

Carpet, wallpaper walls with coving to ceiling, radiator, central light, three front facing PVCu double glazed window.

Bedroom 3

8'1" x 8'11" (2.489 x 2.723)

Carpet, wallpaper walls with coving to ceiling, central light, radiator, rear facing PVCu double glazed window.

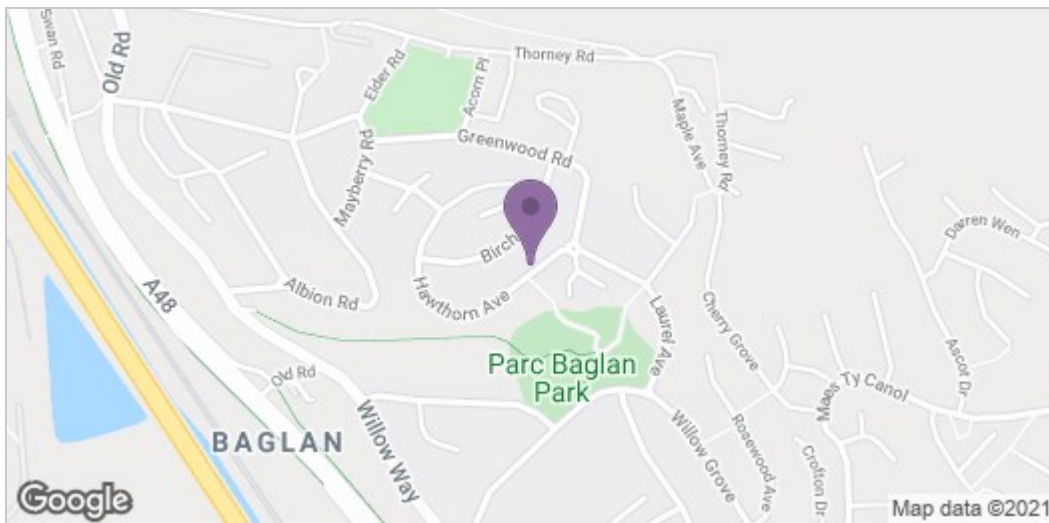
External

Front Garden

Access via gate into front garden which is laid to lawn with pathway to front door and side gate access to rear garden.

Rear Garden

Enclose rear garden which is laid to lawn with out buildings.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	EU Directive 2002/91/EC	
England & Wales		

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