



41 Ruskin Avenue, Port Talbot, SA12 6AE

£119,995

SOUGHT AFTER AREA!!...IDEAL FAMILY HOME!!...Pennaf Premier are pleased to offer for sale this three bedroom semi detached property in the much sought after area of Aberavon. Situated close to the local schools, shops and other amenities with a short walk to the beach and town centre. The property is in need of modernisation but has the potential to be a lovely family home and comprises of two reception rooms, kitchen and shower room to the ground floor and three bedrooms and separate W.C. to the first floor. The property benefits from a good size rear garden with shared driveway and garage . The property is being sold with no forward chain. To arrange a viewing please call Pennaf Premier on 01639 760033.

Entrance Hallway

Enter via Upvc front door into hallway. Carpet, wallpaper walls, radiator, central light, stairs to first floor, door leading into lounge.

Lounge

14'0" x 10'11" (4.283 x 3.348)

Carpet, wallpaper walls with coving to ceiling, fireplace with built in shelving to alcoves, radiator, front facing Upvc double glazed window,



2nd Lounge

10'11" x 8'6" (3.333 x 2.606)

Laminate flooring, wallpaper walls with picture rail, built in cupboards, radiator, central light, access to kitchen, access to shower room.



Shower Room

8'3" x 5'5" (2.528 x 1.662)

Corner shower cubicle with electric Triton shower, vanity wash hand basin with cabinet below and mixer tap, vinyl flooring, respetex walls, central light, wall mounted condensing combi boiler, two side facing Upvc windows with obscure glass, under stair storage cupboards housing gas meter.



Kitchen

14'9" x 7'10" (4.511 x 2.389)

Comprising of wall and base units, stand alone gas cooker, inset stainless steel sink and drainer with mixer tap, space for washing machine, space for tumble dryer, rear facing door with obscure glass giving access to rear garden, access to Cloakroom W.C., vinyl flooring, radiator, central strip lighting.



Cloakroom W.C.

4'3" x 3'10" (1.318 x 1.176)

Vinyl flooring, respetex walls, W.C., inset wash hand basin, radiator, side facing Upvc double glazed window, central strip lighting.

Stairs and Landing

Carpet to the stairs and landing, access to bedrooms, side facing Upvc double glazed window, central light.

Bedroom One

7'11" x 13'5" (2.433 x 4.094)

Carpet, wallpaper walls, built in wardrobe, radiator, central light, front facing Upvc double glazed window.



W.C.

Vinyl flooring, W.C., wash hand basin, front facing Upvc double glazed window.



Bedroom Two

7'8" x 11'9" (2.345 x 3.595)

Carpet, wallpaper walls, radiator, built in cupboard, central light, rear facing Upvc double glazed window.



External



Bedroom Three

8'8" x 9'5" (2.666 x 2.878)

Carpet, wallpaper walls, radiator, central light, loft access, rear facing Upvc double glazed window.



Rear Garden

Large enclosed rear garden, central pathway, paved patio areas, rear and side borders, fruit trees, shed and greenhouse, fish pond, water supply, outdoor shelter area.



Garage

Shared driveway leading to garage with power and lighting





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	73	
(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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