



## 193 Western Avenue, Port Talbot, SA12 7NE Offers Over £229,000

....A HOME TO CHERISH!!...a rare opportunity to purchase a spacious privately built three bedroom semi detached house which has a two storey extension to the rear. The house benefits from a 24ft lounge, 24ft bedroom, very spacious garden room and a garage.

The house is situated in the sought after area of Sandfields and is within walking distance of Aberavon beachfront, local shops and other amenities. In addition to this, it is in a prime location for "Ysgol Bae Baglan" School. The property is being sold with no forwarding chain. The property consists of two reception rooms and kitchen to the ground floor and three bedrooms and family bathroom to the first floor. VIEWING IS HIGHLY RECOMMENDED and to secure your viewing please call our office on 01639 760033.

## GROUND FLOOR

### Entrance Hallway

Enter via Upvc front door into hallway. Laminate flooring, emulsion walls with coving to ceiling, radiator, stairs to first floor, under stair storage cupboard, access to other rooms.

### Front Reception Room

11'1" x 13'0" (3.394 x 3.976)

Front facing Upvc box bay window, carpet, emulsion walls with coving to ceiling, wall lighting, radiator.



### Reception Two

24'5" x 11'4" (7.451 x 3.478)

Spacious 24 ft lounge with rear garden access via sliding patio doors, carpet, emulsion walls with coving to ceiling, two central lights, wall lighting, two radiators, modern wall mounted electric fire.



### Kitchen

17'6" x 7'4" (5.343 x 2.255)

Oak wall and base units with contrasting laminate work tops, built in double oven at eye level, electric hob, inset stainless steel sink and drainer with mixer tap, space for fridge freezer, space for dishwasher, plumbing and space for automatic washing machine, fully tiled flooring, fully tiled walls, under stair storage cupboard, wall mounted combi boiler, rear facing Upvc double glazed windows, side facing door with obscure glass giving access to rear garden.



### Stairs and Landing

Carpet to the stairs and landing, emulsion walls, central light, side facing window, built in storage cupboard, access to other rooms. Loft access - pull down ladder, boarded, lighting, potential for attic conversion.

### Bedroom One

24'4" x 11'3" (7.438 x 3.433)

Spacious 24ft Bedroom with rear facing Upvc double glazed windows, carpet, emulsion walls with coving to ceiling, two radiators, two central lights, built in wardrobes.



### Bedroom Two

13'11" x 12'8" (4.250 x 3.863)

Front facing Upvc box bay window, laminate flooring, emulsion walls, radiator, central light, built in wardrobes with glass sliding doors.



### Bedroom Three

6'5" to built in wardrobes x 7'11" (1.957 to built in wardrobes x 2.417)

Front facing Upvc double glazed window, carpet, emulsion walls, radiator, central light, built in wardrobes with sliding doors, built in cupboard, loft access.



### Family Bathroom

13'2" x 8'4" (4.026 x 2.553)

Four piece bathroom suite comprising of shower cubicle with gas powered shower, corner bath with waterfall mixer tap and shower attachment, floating vanity unit with waterfall mixer tap, low level W.C., wall mounted storage cabinet, vinyl flooring, fully tiled walls, two central lights, rear facing Upvc double glazed window with obscure glass.



## EXTERNAL



### Front Garden

Driveway for 2 vehicles, walls to front and sides, lawn area, border, side gate access.

### Rear Garden

Side gate access to rear garden, lawn area, patio area, raised borders, outside tap, immaculate out building with power used for storage and outside W.C..



### Large Garden Room

27'1" x 14'9" (8.257 x 4.498)

Perfect entertainment room with separate storage area and rear door access to rear compound area. Bar area, log burner, strip lighting, separate storage area, garden facing sliding patio doors and Upvc door with side returns and two garden facing Upvc double glazed windows.

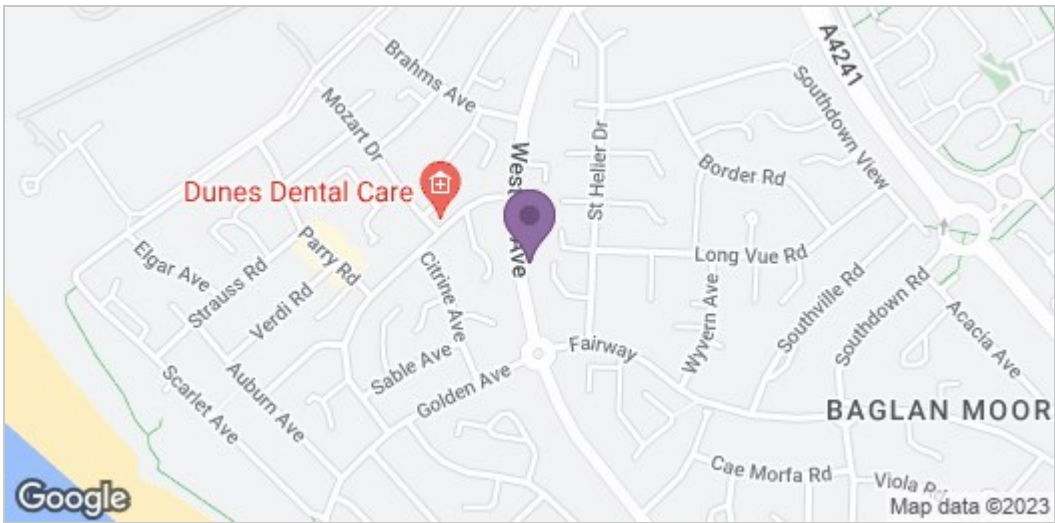


### Garage

19'0" x 9'6" (5.797 x 2.909)

Electric garage door with side facing Upvc door giving access to the side of the property, side and rear facing Upvc windows, power in garage, inspection pit.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>52</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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