



## 14 Brynglas Avenue, Port Talbot, SA12 9LE

**£135,000**

.....IDEAL FIRST TIME BUY!!...Pennaf Premier are pleased to offer for sale this three bedroom extended semi detached property in an enviable position being a corner plot. The property comprises of two reception rooms and kitchen to the ground floor and three bedrooms and family bathroom to the first floor. The property benefits from a larger than average garden being a corner plot as it has gardens to the front, side and rear.

Great location for river walks and cycle paths as they are on your doorstep, easy access to M4 and close to bus route. To arrange a viewing please call Pennaf Premier on 01639 760033



## Entrance Hallway

Enter via front door with side obscure glass returns into hallway. Carpet, wallpaper and emulsion walls, radiator, stairs to first floor, access to lounge, storage cupboard.



## Lounge

12'2" x 10'5" (3.710 x 3.189)

Carpet, wallpaper and emulsion walls, radiator, front facing Upvc double glazed window, central light, access to lounge/diner via sliding doors with opaque glass inserts.



## Lounge / Diner

17'0" longest point x 11'8" widest point (5.202 longest point x 3.570 widest point)

Carpet, wallpaper and emulsion walls, radiator, central light, door to under stair storage cupboard housing the gas meter, access to kitchen, rear and side facing Upvc double glazed windows.



## Kitchen

13'0" x 9'0" (3.978 x 2.767)

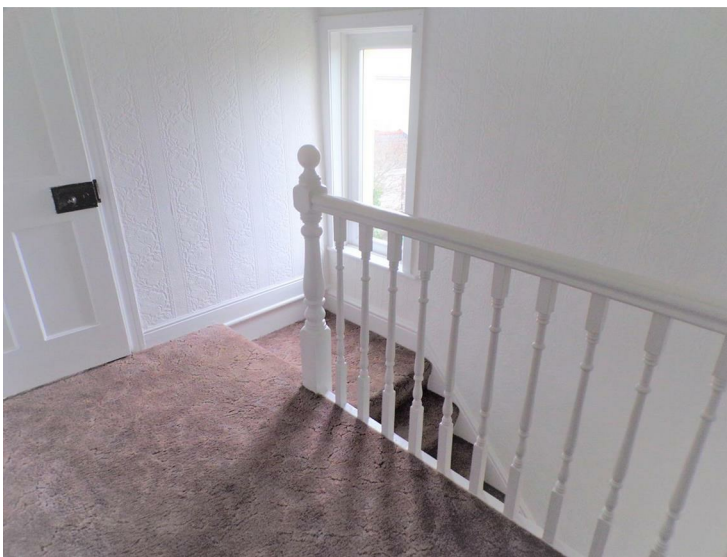
Range of wall and base units, space for gas cooker, inset stainless sink and drainer with mixer tap, space for washing machine, vinyl flooring, emulsion walls with tile splash back, side and rear facing Upvc double glazed, side facing Upvc door with opaque glass which gives access to the rear garden.



## FIRST FLOOR

### Stairs and Landing

Carpet to the stairs and landing, wallpaper and emulsion walls, radiator, central light, side facing Upvc double glazed window, access to other rooms.



### Bedroom One

11'3"x 11'9" (3.430x 3.586)

Carpet, emulsion walls, radiator, central light, built in cupboard housing combi boiler, rear facing Upvc double glazed window.



### Bedroom Two

10'5" x 10'4" (3.200 x 3.154)

Carpet, wallpaper and emulsion walls, radiator, central light, front facing Upvc double glazed window.





### Bedroom Three

8'0" x 7'6" (2.448 x 2.298)

Carpet, wallpaper and emulsion walls, radiator, central light, front facing Upvc double glazed window.



### Family Bathroom

5'0" x 7'0" (1.538 x 2.149)

Panelled bath with "Gainsborough" electric shower over, pedestal wash hand basin, W.C., vinyl flooring, radiator, central light, tiled splash back, wood cladding with wallpaper and emulsion above, rear facing Upvc double glazed window with obscure glass.



### EXTERNAL



### Front Garden

Access via wrought iron gate to front garden, steps leading to front door, lawn to both sides with mature Buxus hedging.



### Side Garden

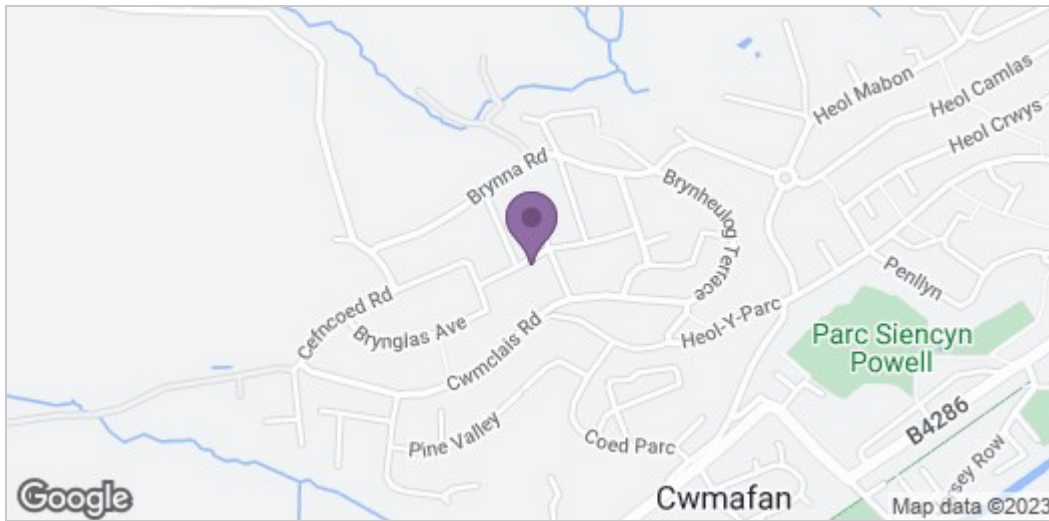
Side garden laid to lawn.



## Rear Garden

Fully enclosed rear garden with patio area, central path to rear with lawns to both sides.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</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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