



38 Alexandra Street, Port Talbot, SA12 6EE
Offers Over £99,995

*****RECENTLY REDUCED*****

READY TO MOVE INTO, NEWLY DECORATED. Three bedroom property in the Aberavon area of Port Talbot. The property briefly comprises of an entrance hallway, two reception rooms, kitchen with a family bathroom to the ground floor and three bedrooms to the first floor. The property is located within walking distance to Aberavon Town Centre, local schools and easy access to transport links. Please call to arrange a viewing on 01639 760 033.

GROUND FLOOR

Entrance Hallway

Entrance into the hallway via the PVCu front door, step down onto laminate flooring, skirting, emulsion walls, artex ceiling, radiator, light fitting, light switches, thermostat, smoke alarm, stairs to first floor and access to the reception rooms and bathroom.



First Reception Room

10'0" x 11'1" (3.059 x 3.390)

Laminate flooring, skirting, emulsion walls, coving, radiator, light fitting, front facing upvc window, power points, utility meters in storage cupboard.



Second Reception Room

11'0" x 11'5" (3.364 x 3.499)

Laminate flooring, skirting, emulsion walls, coving, radiator, light fitting, rear facing window, access to the kitchen.



Kitchen

12'0" x 6'6" (3.661 x 2.003)

Fully fitted wall and base units with laminate worktop. Sink with drainers and mixer taps, space for cooker with extractor hood above, plumbing for washing machine. Vinyl flooring, skirting, emulsion walls, radiator, side facing window. Rear door leading to the garden.



Family Bathroom

5'10" x 7'10" (1.783 x 2.412)

Vinyl flooring, respertex walls, respertex ceiling, light fitting, w.c., wash hand basin, shower over bath, shower curtain, frosted window to rear, radiator.



FIRST FLOOR

Stairs and Landing

Carpet flooring, skirting, emulsion walls, artex ceiling, handrail, smoke alarm, light fitting, access to three bedrooms.

Front Bedroom

10'5" x 17'3" (3.181 x 5.279)

Carpet flooring, skirting, emulsion walls, radiator, light fitting, two front facing windows, power points.



Rear Bedroom

10'0" x 11'3" (3.072 x 3.445)

Carpet flooring, emulsion walls, skirting, artex ceiling, radiator, light fitting, rear facing window, power points.



Rear Bedroom

6'11" x 7'11" (2.130 x 2.431)

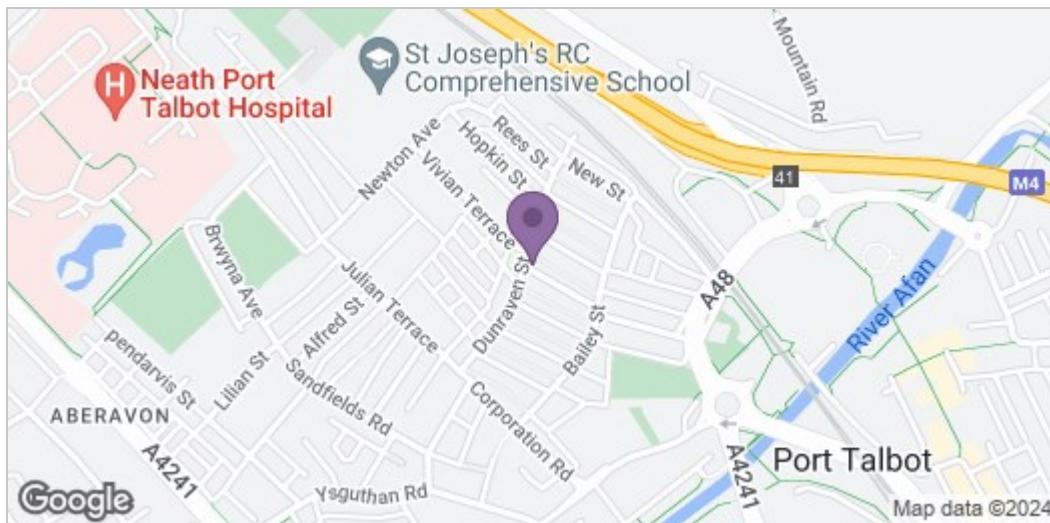
Carpet flooring, skirting, emulsion walls, radiator, light fitting, rear facing window, power points, storage cupboard housing boiler.



OUTSIDE

Rear Garden

Fully enclosed rear courtyard style garden, steel gate, outside storage shed. Access to rear lane.



| Energy Efficiency Rating | | Current | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | 75 |
| (55-68) D | | 52 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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