



27 Lansbury Avenue, Port Talbot, SA13 2LE Offers Over £140,000

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

THREE BEDROOM..... FULLY MODERNISED....SEMI DETACHED PROPERTY....

Pennaf Premier are pleased to offer this fully modernised three bedroom property.

NO CHAIN this IMMACULATE PROPERTY benefits from reception room, large kitchen/diner and family bathroom and cloaks to the ground floor and three bedrooms to the first floor.

The property has a large rear garden with garage which has been converted to a lovely entertaining area with electric supply and shed. It has rear lane access with gate leading in to the garden with side gate access from front garden. This property is within easy access to local shops, schools, amenities and close to the M4.

VIEWING IS HIGHLY RECOMMENDED please call our office 01639 760033 or email info@pennafpremier.com.

GROUND FLOOR

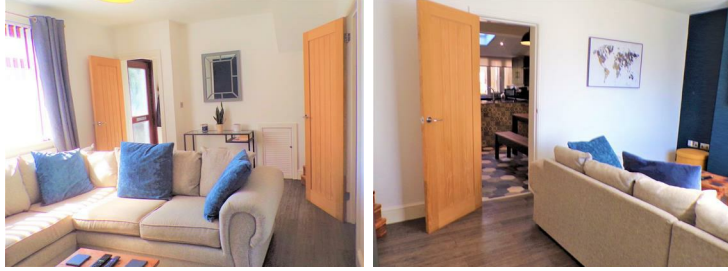
Entrance Hallway

Entrance via Upvc double glazed front door into hallway, laminate flooring, emulsion walls and ceiling, central light, radiator.

Lounge

15'2" x 10'5" (4.626 x 3.192)

Continuation of laminate flooring, front facing upvc double glazed window, curtain pole, curtains, vertical blinds emulsion painted walls, radiator, chrome power sockets, central light, wooden door leading into kitchen\diner.



Kitchen\diner

18'6" x 11'1" (5.641 x 3.389)

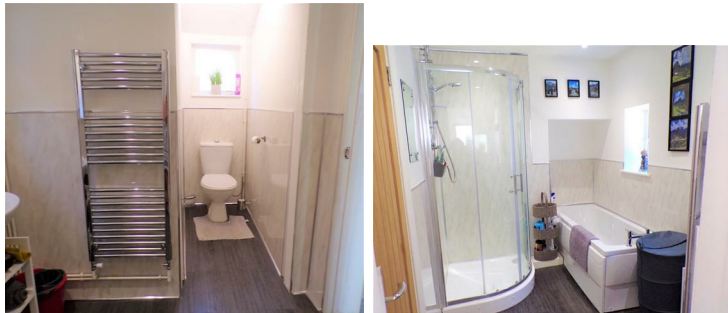
Modern kitchen with a range of wall and base units, stainless steel sink and drainer with mixer taps, electric oven, hob, extractor fan, plumbing for washing machine, space for fridge freezer, two upvc double glazed windows, blinds, two radiators., continuation of laminate flooring from living room. Chrome sockets. Seperate area for a large dining table. Upvc double glazed door leading to rear garden.



Family Bathroom

9'11" x 6'6" (3.046 x 1.999)

Upvc double glazed windows, spot lighting, panelled bath, pedestal wash hand basin, low level toilet, seperate shower cubicle, part respatex and part emulsion painted walls, chrome towel radiator, laminate flooring.



FIRST FLOOR

Stairs and landing

Upvc double glazed window, emulsion walls, handrail, central light, smoke alarm, radiator, carpet to stairs and landing.

Bedroom One

15'6" x 8'0" (4.733 x 2.444)

Front facing upvc double glazed window, curtain pole, curtains, vertical blinds, emulsion walls, central light, feature fire surround, chrome switches and sockets, radiator, carpet. Seperate cupboard with combination boiler serving domestic hot water and heating.



Bedroom Two

11'7" x 8'10" (3.547 x 2.713)

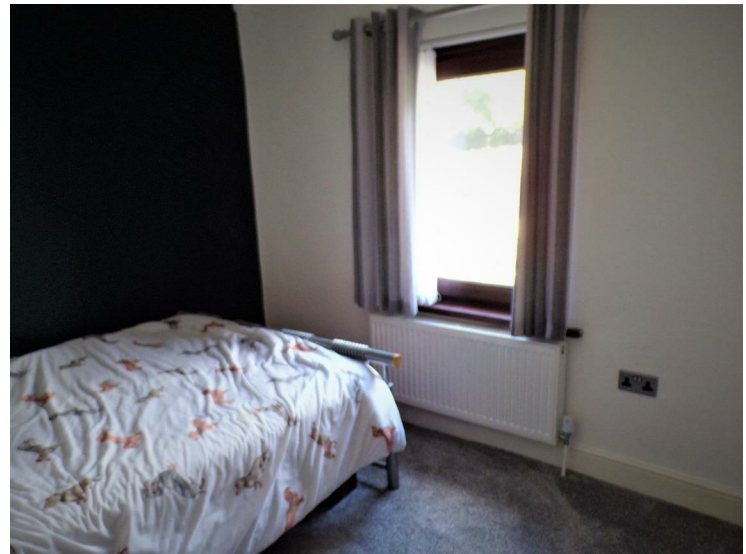
Upvc double glazed window facing to the rear, vertical blinds, central light, emulsion walls, chrome switches and sockets, feature fire surround, radiator, carpet.



Bedroom Three

9'5" x 8'6" (2.890 x 2.615)

Upvc double glazed window facing to the rear, curtain pole, curtains, vertical blinds, central light, chrome switches and sockets, radiator and carpet.



EXTERNAL

Front Garden

Pathway and steps leading to front door, tiered stoned areas, side wooden gate leading to rear garden.

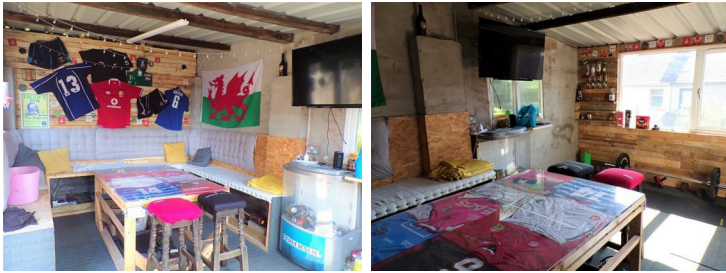
Rear Garden

Enclosed rear garden with original stone built wall and fencing. Pathway and steps to a two tiered garden with mature trees and bushes leading to the rear of the garden. Stoned patio sitting area to side. Lockable outside storage by rear door.



Converted Garage

Garage converted to an entertaining bar area with electric supply to the rear of the garden.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.