



43 Silver Avenue, Port Talbot, SA12 7RY

£154,995

Pennaf Premier are pleased to offer for sale this well presented family home close to Aberavon Seafront.

This semi detached three bedroom property comprises of two reception rooms, kitchen, shower room and conservatory to the ground floor with three bedrooms and bathroom to the first floor.

The property benefits from enclosed front and rear gardens with driveway and side access to rear garden.

Close to local schools, shops and local amenities with easy access to the M4 corridor and walking distance to Aberavon Seafront.

*****Don't miss the opportunity to purchase this property*****

To book an appointment please call the Pennaf Premier sales office on 01639 760033.

GROUND FLOOR

Entrance Hallway

Upvc front door, frosted glass panes, carpet to the stairs and hallway, papered walls, radiator, central light fitting, smoke alarm, storage cupboard under stairs with light, stairs to first floor.



Reception Room

10'5" x 9'10" (3.188 x 3.014)

Upvc double glazed window to front, plastered ceiling, central light, papered walls, radiator, carpet flooring, gas fire in feature fireplace.



Kitchen

6'10" x 10'2" (2.090 x 3.118)

Upvc double glazed door to rear, Upvc double glazed window to side, matching wall and base units, laminate work surface, stainless steel sink, fully tiled walls, freestanding oven, washing machine and fridge freezer, laminate flooring, door leading into inner hallway.



Second Reception Room

14'0" x 9'11" (4.287 x 3.023)

Door with glass panes, papered walls and ceiling, central light fitting, part brick mantle piece with gas fire, radiator, carpet, Upvc double glazed patio doors into conservatory,



Inner Hallway

4'5" x 2'10" (1.366 x 0.888)

Respatex walls and ceiling, flooring, door to shower room.

Shower Room

4'4" x 6'2" (1.334 x 1.891)

Upvc double glazed frosted window to side, walk in double shower with glass shower screen doors, fully tiled walls, low level w.c, wash hand basin with vanity unit, chrome ladder radiator, laminate flooring.

Conservatory

Upvc double glazed windows and doors to rear garden, vertical blinds, central light fitting, laminate flooring.



FIRST FLOOR

Stairs & Landing

Carpet flooring to stairs and landing, papered walls, artex ceiling, handrail, central light fitting, storage cupboard housing combination boiler serving domestic hot water and central heating, loft hatch.



Bedroom One

11'7" x 9'10" (3.549 x 3.005)

Two Upvc double glazed windows to front, plastered ceiling, papered walls, central light, wall cupboards over bed, storage cupboard, radiator, carpet.



Bedroom Two

10'11" x 10'6" (3.331 x 3.206)

Upvc double glazed window to rear, plastered ceiling, papered walls, central light, wall cupboards over bed, radiator, carpet.



Bedroom Three

9'0" x 7'6" (2.751 x 2.304)

Upvc double glazed window to rear, plastered ceiling, papered walls, central light, radiator, carpet.



Family Bathroom

14'7" x 8'11" (4.449 x 2.743)

Upvc frosted double glazed window to front, part tiled walls and part wallpaper, standard paneled bath, wash hand basin, low level w.c, vinyl flooring.



OUTSIDE

Front Garden

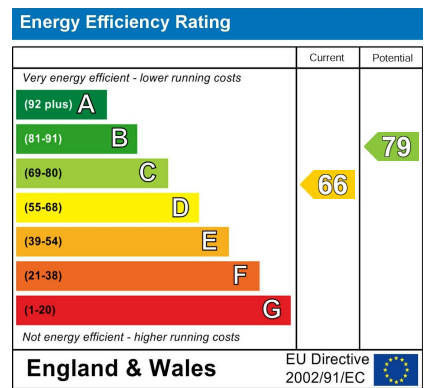
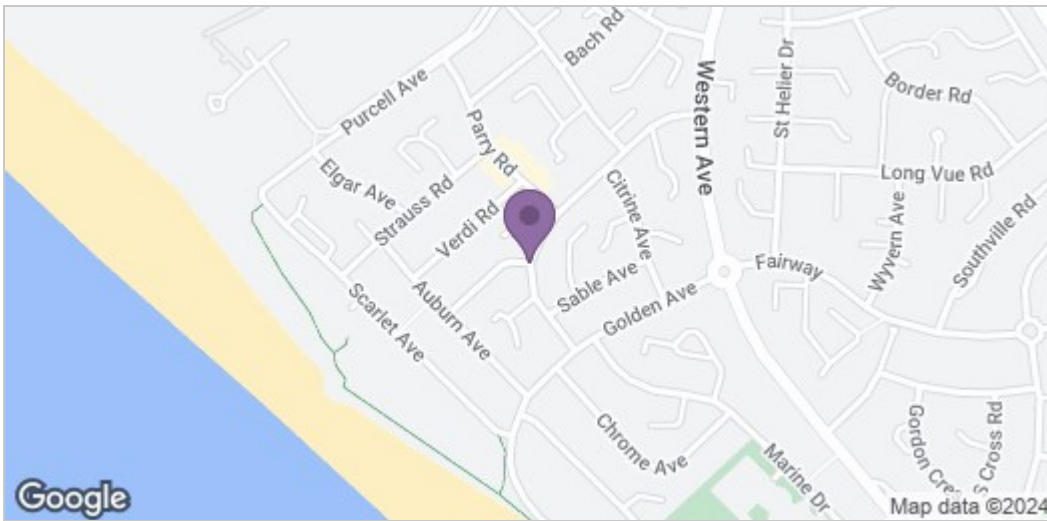
Large driveway with wrought iron gates, astro turf area enclosed with small wall, side gate to rear garden.



Rear Garden

Fully enclosed rear garden, patio area with astro turf, mature bushes and plants, two sheds , greenhouse, side access with wooden gate.





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