

## 17 Brwyna Avenue, Port Talbot, SA12 6AQ

**£139,995**

Pennaf Premier are pleased to offer for sale this extended three bedroom property.

Internal works will be required to bring this property to its full potential.

The property benefits from three reception rooms, kitchen, wet room to ground floor with three bedrooms and bathroom to first floor. Large driveway to the front of the property with rear lane access.

Within walking distance to Port Talbot town centre and Aberavon Beach seafront offering scenic walks, beach side activities, and leisure opportunities for the whole family.

Additionally, easy access to the M4 ensures convenient commuting and access to nearby amenities, schools, and recreational facilities.

Fantastic opportunity for a first time buyer or family home.

Please call our team at Pennaf Premier to book an appointment to view this property on 01639 760033.



## GROUND FLOOR



### Porch

UPVC double glazed door to front with Upvc double glazed windows to front and side, central light, vinyl flooring.

### Reception Room One

12'10" x 10'4" (3.928 x 3.167)

Upvc double glazed window to front, central light, walls and ceiling part beam, two radiators, carpet, stairs leading to first floor, access to kitchen.

### Reception Room Two

14'3" x 10'5" (4.361 x 3.189)

Door leading from front reception room into a middle reception room, plaster ceiling and walls, central light, radiator, carpet. Opening into third reception room.

### Reception Room Three

20'7" x 8'5" (6.284 x 2.566)

Opening leading into reception room three. Upvc double glazed sliding patio door to rear garden with 2 Upvc double glazed window to rear and side. Plaster ceiling and walls, radiator, laminate flooring. Open access into kitchen.

### Galley Kitchen

14'3" x 6'9" (4.360 x 2.080)

Upvc double glazed window to side. Base and wall units, laminate work surface, tiled above work surface, plaster to rest of walls. Space for oven, dish washer, washing machine, fridge freezer, stainless steel sink, cupboard housing combination boiler serving domestic hot water and central heating, central light, radiator, vinyl tile flooring.

### Wet Room

Upvc double glazed window to front and side, fully tiled walls, shower, low level W.C, wash hand basin, chrome towel radiator, extractor fan, vinyl tile flooring.

### Stairs And Landing

Stairs to first floor, banister, access to loft, carpet.

## FIRST FLOOR

### Bedroom One

12'9" x 10'6" (3.894 x 3.218)

Upvc double glazed window to front, plaster walls and ceiling, central light, radiator, cupboard over stairs, carpet.

### Bedroom Two

12'9" x 11'0" (3.900 x 3.368)

Upvc double glazed window to rear, plaster walls and ceiling, central light, radiator, carpet.

### Bedroom Three

8'8" x 8'5" (2.658 x 2.569)

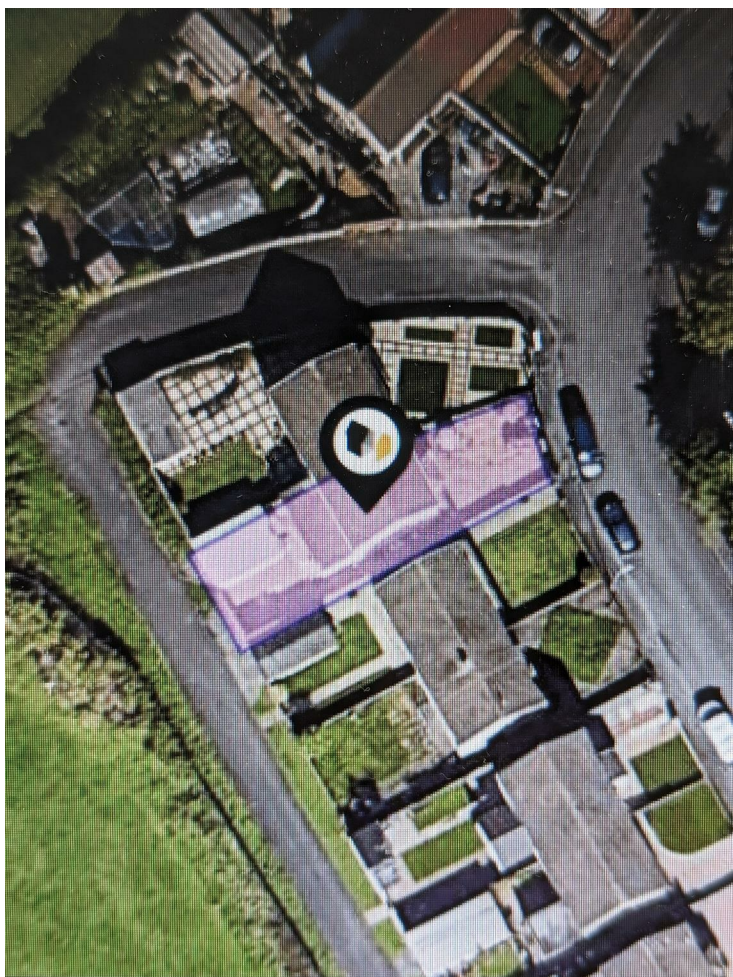
Upvc double glazed window to rear, plaster walls and ceiling, central light, radiator, carpet.

### Family Bathroom

8'6" x 5'3" (2.613 x 1.601)

Upvc double glazed frosted glass window to front, paneled bath, low level toilet, wash hand basin, respatex walls, radiator, vinyl flooring.

## EXTERNAL



### Front Garden

Enclosed front garden with double gates leading on to large driveway, side gate access to rear.

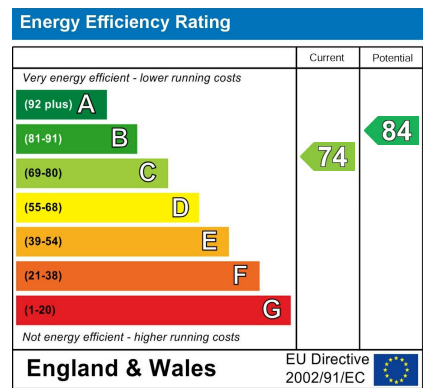
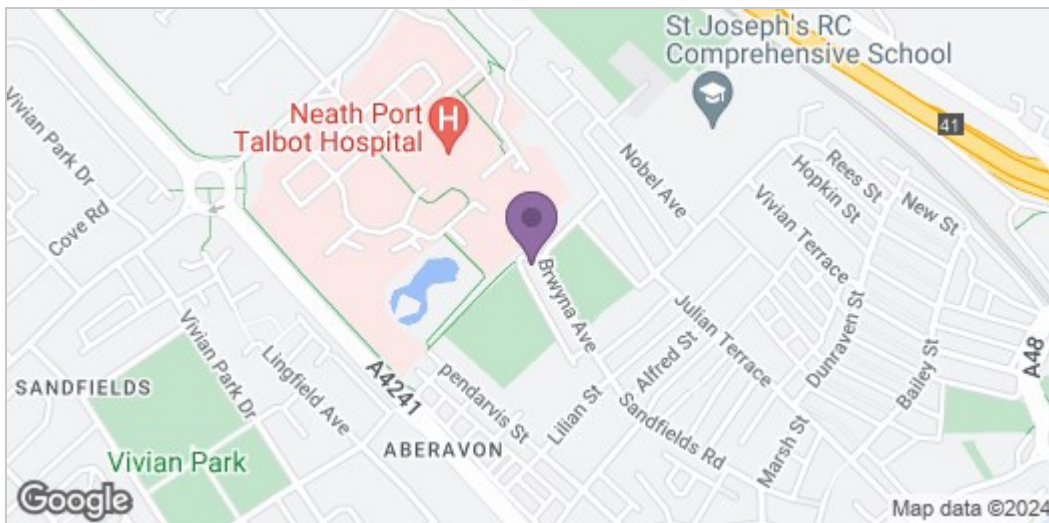


### Rear Garden

Side gate access from front , enclosed by fencing , large shed that could be converted back to a garage with rear lane access, electricity supply.







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