



7 Southcross Way, Port Talbot, SA12 7LH

Offers Over £129,995

Pennaf Premier are pleased to offer for sale this three bedroom property with a large rear garden situated in a quiet Cul de sac. This property enjoys a sought-after location within walking distance to Aberavon Beach seafront, offering scenic walks, beachside 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.

Ideal for any first time buyer or a perfect family home in a friendly neighbourhood. NO FORWARDING CHAIN.

To book an appointment please call the PENNAF PREMIER sales office on 01639 760033.

GROUND FLOOR



plastic sink, space for cooker and fridge freezer, plumbed for washing machine. Large storage cupboard with light, under stair cupboard, vinyl flooring.



Entrance Hallway

UPVC double glazed door to entrance hallway, stairs leading to first floor.

Reception Room One

11'2" x 10'2" (3.413 x 3.119)

UPVC double glazed window to front of property. Papered ceiling and walls, central light fitting, radiator, tiled feature fireplace, carpet.



Cloakroom

UPVC window to rear, papered walls and ceiling, central light, low level W.C.



FIRST FLOOR

Stairs and Landing

Carpet to stairs and landing, handrail, papered walls and ceiling, access to loft, cupboard housing combination boiler serving domestic hot water and central heating.



Reception Room Two

16'2" x 8'9" (4.950 x 2.668)

UPVC double glazed window to rear, papered ceiling and walls, central light, radiator, feature fire place with electric fire, carpet.



Bedroom One

13'3" x 10'6" (4.042 x 3.225)

UPVC double glazed window to front. papered walls and ceiling, light fitting, cupboard space over stair well, radiator, carpet.



Bedroom Two

12'6" x 8'9" (3.817 x 2.686)

UPVc double glazed window to rear, papered walls and ceiling, light fitting, radiator, carpet.



Bedroom Three

8'7" x 8'1" (2.624 x 2.473)

UPVc double glazed window to rear, papered walls and ceiling, central light, radiator, carpet.



Family Bathroom

8'5" x 3'9" (2.571 x 1.147)

UPVc frosted glass double glazed window to front. Fully tiled over bath with shower and glass shower screen, half tiles and plaster to rest of walls, wash hand basin, low level W.C. Chrome towel radiator, vinyl floor tiles.



EXTERNAL

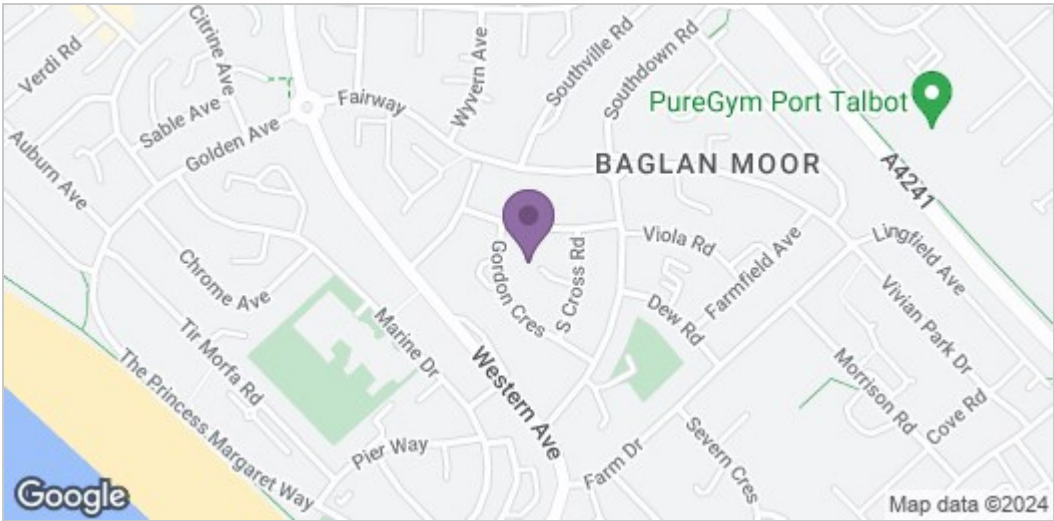
Front Garden

Gates leading onto driveway, wooden gate providing side access to rear garden.

Rear Garden

Large Enclosed Rear Garden: Step into the expansive rear garden, offering plenty of space for outdoor activities, gardening or simply relaxing in the sunshine. The enclosed garden provides privacy and security for children and pets to play freely. Mature trees and shrubs with greenhouse and shed.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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