



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

### Offers In The Region Of £169,995

Nestled on the charming Brwyna Avenue in Port Talbot, this well-presented semi-detached house offers a delightful blend of comfort and convenience. With three spacious bedrooms, this property is perfect for families or those seeking extra space. The inviting reception room provides a warm atmosphere for relaxation and entertaining guests.

The heart of the home is the open-plan kitchen and dining area, which is designed to bring a sense of togetherness. This layout is ideal for both casual family meals and more formal gatherings. The kitchen is well-equipped, making it a joy to prepare meals while enjoying the company of loved ones.

The property boasts a well-maintained front and rear garden, providing a lovely outdoor space for children to play or for hosting summer barbecues. Additionally the garage offers convenient storage for vehicles or outdoor equipment.

Situated close to Port Talbot town centre and the stunning Aberavon Beach, this home is perfectly positioned for those who appreciate coastal living. Enjoy leisurely strolls along the beach or partake in various local amenities that the area has to offer.

In summary, this semi-detached house on Brwyna Avenue is a wonderful opportunity for anyone looking to settle in a friendly community, with ample space, modern conveniences, and proximity to beautiful coastal scenery. Don't miss the chance to make this lovely property your new home.

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



## GROUND FLOOR



### ENTRANCE HALLWAY

Entrance via Upvc double glazed front door into hallway. Plaster painted ceiling with central light fitting. Wallpaper to walls, radiator, laminate flooring. Under stair storage.



### LIVING AREA

10'4" x 9'7" (3.172 x 2.940)

Upvc double glazed window to front. Plaster painted ceiling, central light, wallpapered walls, radiator, laminate flooring. Opening through to kitchen dining area.



### KITCHEN/DINER

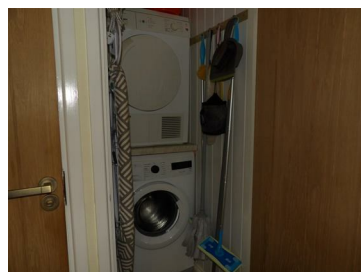
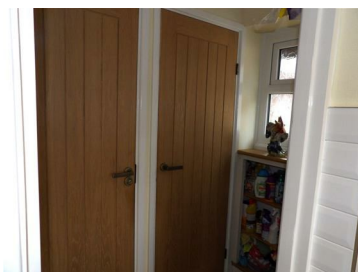
21'4" x 11'3" (6.511 x 3.451)

Upvc double glazed window to rear. Range of wall and base units with laminate work surface. Integrated eye level oven and microwave, 5 burner gas hob, electric extractor fan, integrated dish washer, space for fridge freezer, black sink with mixer taps. Plaster painted walls with half tiling around to rest. Spot lighting over kitchen area. Large storage cupboard. Continuation of laminate flooring, space for dining table and chairs. Upvc double glazed french doors leading onto rear garden.



### INNER HALLWAY

Opening through from kitchen into inner hallway. Upvc double glazed frosted window to side. Plaster painted walls and ceiling, central light. vertical wall radiator, laminate flooring. Cupboard housing space and plumbing for washing machine and tumble dryer. Door to cloakroom.



### CLOAKROOM

Upvc double glazed frosted window to front. Plaster painted walls and ceiling with half tiled. Low level w.c, vinyl flooring.

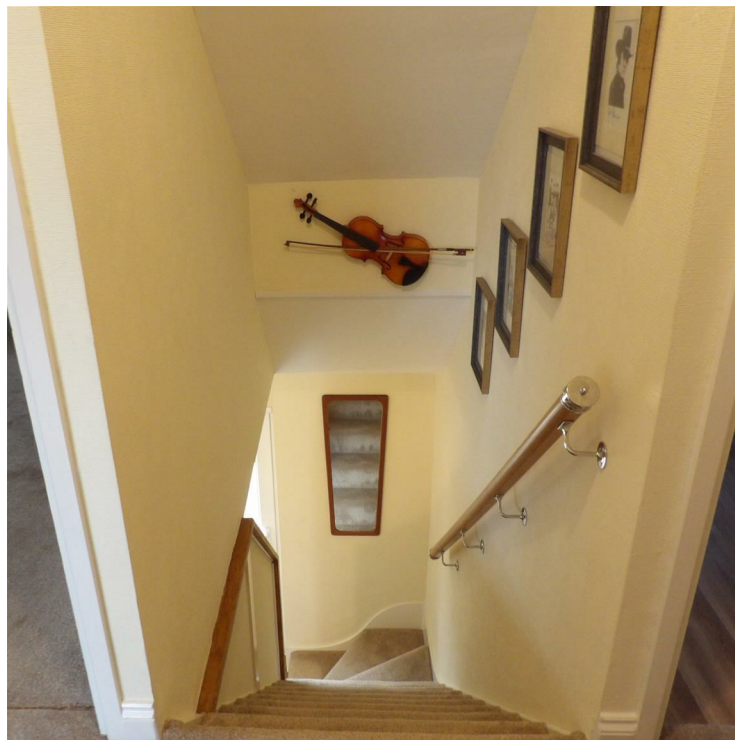




## FIRST FLOOR

### STAIRS AND LANDING

Carpet to stairs and landing. Wooden handrail. Access to boarded attic.



### BEDROOM ONE

12'9" x 10'7" (3.902 x 3.248)

Upvc double glazed window to front. Plaster painted ceiling, central light, wallpaper to walls, radiator, carpet. Storage cupboard with two hanging rails.

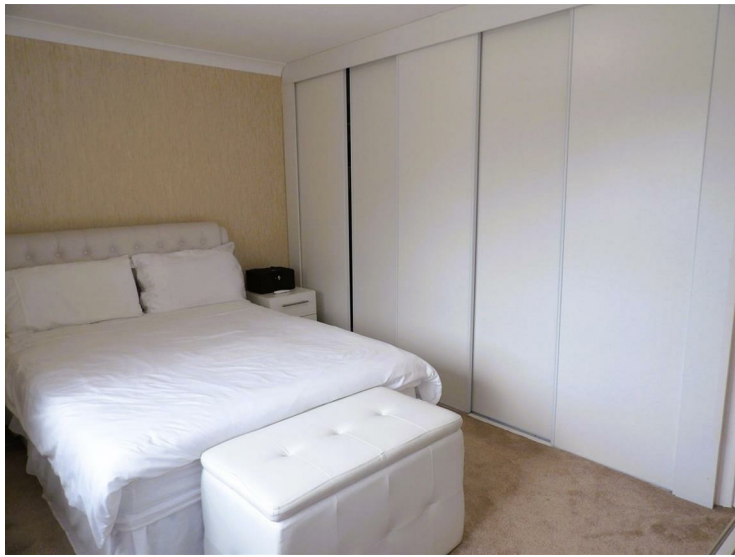


### BEDROOM TWO

12'9" x 8'8" (3.898 x 2.665)

Upvc double glazed window to rear. Plaster painted ceiling, central light, wallpaper to walls, radiator, carpet.

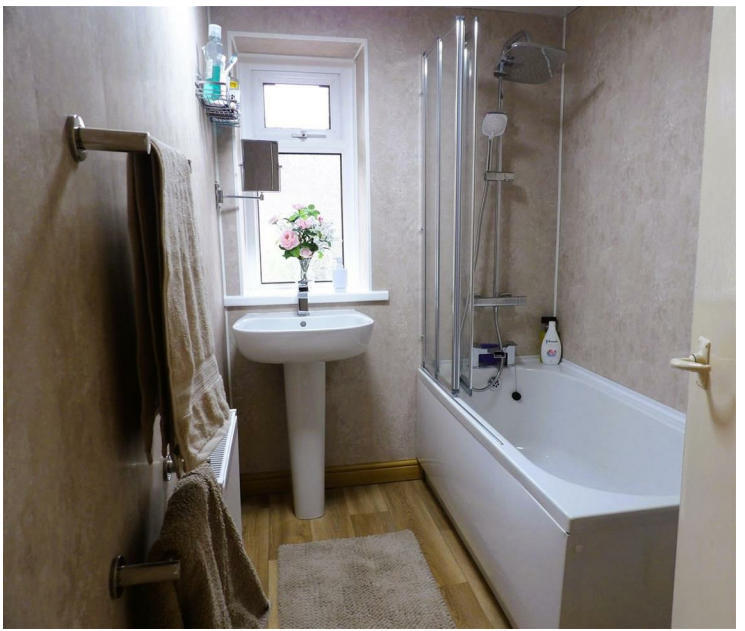




### BEDROOM THREE

9'5" x 8'4" (2.881 x 2.548)

Upvc double glazed window to rear. Plaster painted ceiling, central light, wallpaper to walls, radiator, laminate flooring.



### EXTERNAL

#### FRONT GARDEN

Enclosed front garden with brick walls and gate. Block paving with feature area to middle with pebble stones. Side access to rear garden via wooden gate. Low maintenance.

#### REAR GARDEN

Enclosed rear garden with gate access to rear lane and side access from front. Mainly stoned low maintenance garden with slabbed patio sitting area.



### Bathroom

8'2" x 5'0" (2.511 x 1.546)

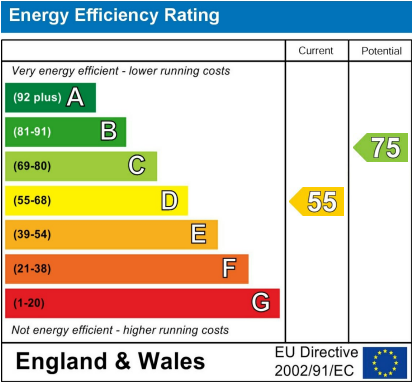
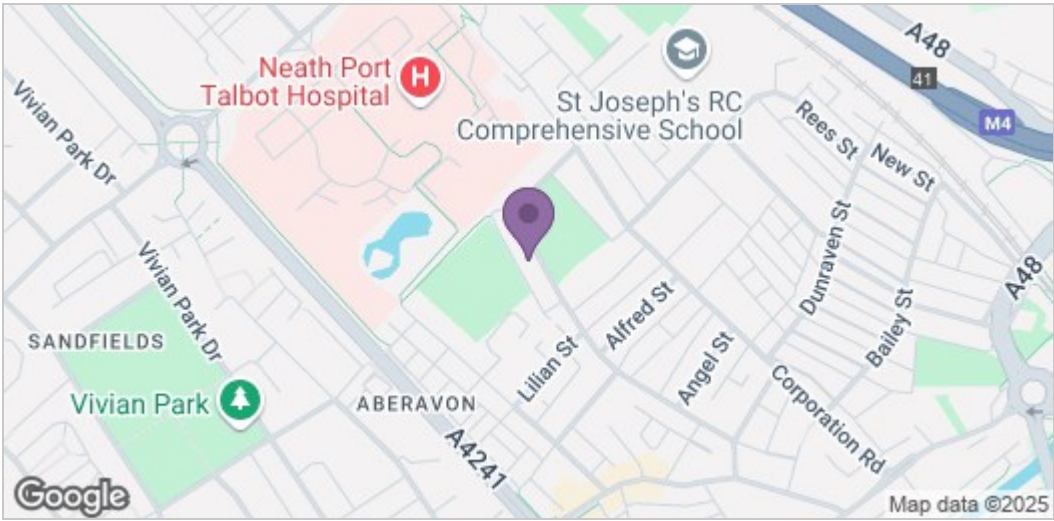
Upvc double glazed frosted window to front. Paneled bath with double rainwater shower and screen. Low level w.c, wash handbasin, towel rail, radiator, vinyl flooring.



### GARAGE

Single garage with up and over garage door.





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