

2 Stair Street, Port Talbot, SA12 6BJ

£125,000

Nestled in the charming area of Stair Street, Aberavon, this delightful end terrace house presents an excellent opportunity for families and first-time buyers alike. With its inviting façade and well-maintained exterior, this property boasts a warm and welcoming atmosphere.

Upon entering, you will find two spacious reception rooms that offer versatile living spaces, perfect for entertaining guests or enjoying quiet family evenings. The newly laid flooring throughout the house enhances the modern feel, while some rooms have been freshly decorated, providing a blank canvas for you to add your personal touch.

The property features three comfortable bedrooms, each designed to provide a peaceful retreat at the end of the day. The layout is practical and functional, making it ideal for both relaxation and daily living. The bathroom is conveniently located, ensuring ease of access for all family members.

Situated in a friendly neighbourhood, this home is close to local amenities, schools, and parks, making it an ideal location for families. The vibrant community of Aberavon offers a blend of convenience and charm, with easy access to transport links for those commuting to nearby towns or cities.

In summary, this end terrace house on Stair Street is a wonderful opportunity to acquire a well-presented home in a sought-after area. With its spacious rooms, modern updates, and prime location, it is sure to attract interest. Do not miss the chance to make this lovely property your own.

To book an appointment please call PENNAF PREMIER on 01639 760033, details will be forwarded to the vendor who is arranging the viewings directly.

GROUND FLOOR

Entrance Porch

Entrance through Upvc double glazed front door, light fitting, part tiled walls, part papered walls, ceramic tile flooring.



Kitchen

10'1" x 9'10" (3.076 x 3.011)

Upvc double glazed window to side. Range of wall & base units, laminate work surface, extractor hood, space for cooker, space for fridge/freezer and plumbing and space for washing machine, sink & drainer, Tiled in between the units with plaster painted walls, light fitting, radiator. Newly laid vinyl flooring. Large under stair storage cupboard.

Hallway

Plaster painted walls, light fitting, radiator, smoke alarm. Newly laid carpet, stairs to first floor.

Reception Room One

13'6" x 9'10" (4.140 x 3.018)

Two Upvc double glazed windows to front. Plaster painted walls, light fitting, radiator, cupboard housing gas meter, Newly laid carpet.



Inner Hallway

Upvc double glazed door to rear. Plaster painted walls, light fitting. Newly laid vinyl flooring.

W.C.

Upvc double glazed frosted window to side. Plaster painted and part tiled walls, light fitting, W.C. Newly laid vinyl flooring.

Reception room Two

13'11" x 12'1" (4.244 x 3.686)

Upvc double glazed window to rear. Plaster painted walls, light fitting, radiator, brick fireplace, cupboard housing electric meter, Newly laid carpet.



Family Bathroom

7'10" x 6'10" (2.405 x 2.090)

Upvc double glazed frosted window to rear. Plaster painted walls and part tiled over bath, light fitting, mixer shower over bath, shower screen, wash hand basin, extractor fan, radiator. Newly laid vinyl flooring.



FIRST FLOOR

Stairs And Landing

Wallpapered walls with light fitting. Wooden painted banister. Newly laid carpet to stairs and landing. Access to loft.



Bedroom One

17'4" x 10'8" (5.287 x 3.260)

Two Upvc double glazed windows to front, Plaster painted walls with one wall feature wallpaper, radiator. newly laid carpet.



Bedroom Two

11'9" x 10'7" (3.582 x 3.233)

Upvc double glazed window to rear. Wallpaper to walls, light fitting, radiator. Newly laid carpet. Fitted wardrobes with cupboard housing combination boiler serving domestic hot water and central heating.

Bedroom Three

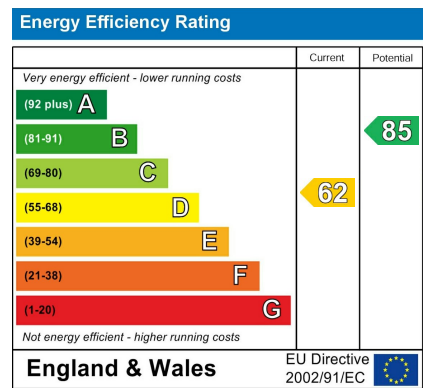
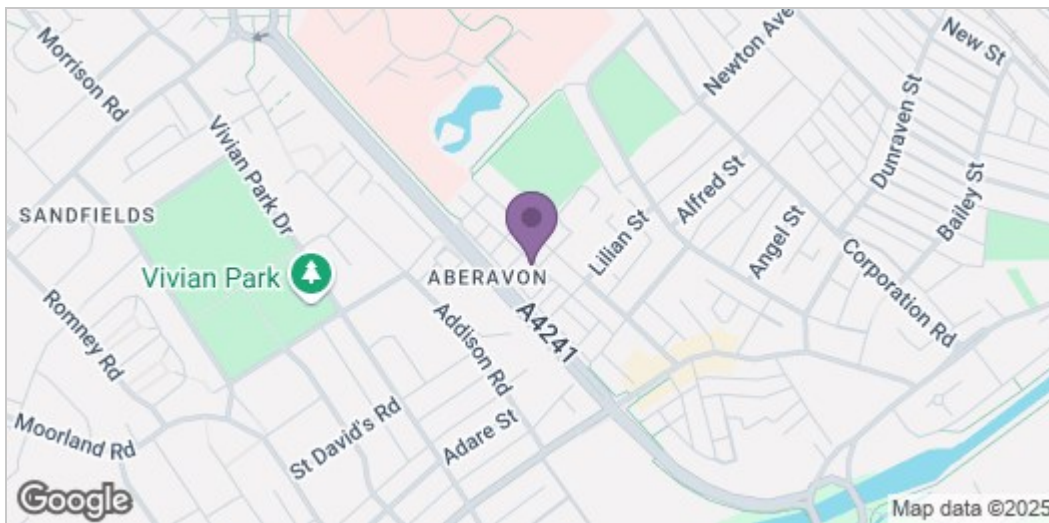
11'5" x 10'2" (3.497 x 3.114)

Upvc double glazed window to rear. Wallpapered walls, light fitting, radiator. Newly laid carpet.

OUTSIDE

Rear Garden

Enclosed rear garden with brick walls and side gate leading on to side lane. Laid with astro turf and pathway leading to rear outbuildings. Outside tap.



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