



## **57 Pentre Afan, Port Talbot, SA12 7RN**

### **Offers In The Region Of £260,000**

Pennaf Premier are pleased to offer for sale this beautiful bungalow in Pentre Afan, Baglan, Port Talbot, this delightful detached bungalow offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking a peaceful retreat. The option to utilise the study as a bedroom provides flexibility to suit your lifestyle needs.

The bungalow has a spacious reception room that exudes warmth and character, making it an inviting space for relaxation or entertaining guests. The large kitchen diner is a standout feature, providing ample room for family meals and gatherings, while also offering a practical layout for everyday cooking.

The bungalow boasts a well-appointed bathroom, ensuring that all essential amenities are easily accessible. For those with vehicles, the property includes a driveway, along with a garage, providing both convenience and security.

Set in a tranquil neighbourhood, this home is perfect for those who appreciate a serene environment while still being within reach of local amenities. Whether you are looking to settle down or seeking a property with potential, this bungalow in Pentre Afan is a wonderful opportunity not to be missed.

To book an appointment please call Pennaf Premier 01639 760033.



## GROUND FLOOR

### Kitchen\Diner

21'8" x 11'3" (6.608 x 3.448)

Entrance through Upvc double glazed door into kitchen\diner. Plaster painted walls with paper above the dado rail, plaster painted ceiling, two central light fittings. Range of wall and base units, laminate work surface. Integrated electric oven, gas hob, space and plumbing for washing machine, space for under counter fridge and freezer. Stainless steel sink with mixer taps. Radiator, laminate flooring. Space for dining table.



### Reception Room

15'2" x 13'10" (4.640 x 4.238)

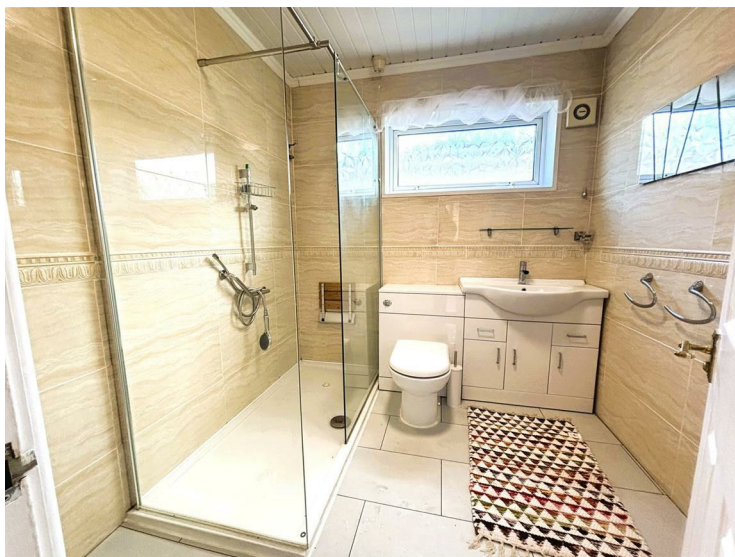
Upvc patio doors onto front garden. Plaster painted walls with feature wallpapered walls, artex ceiling, central light. radiator, laminate flooring. Feature fireplace housing electric fire.



### Bathroom

7'4" x 7'2" (2.236 x 2.186)

Upvc double glazed window to side. Fully tiled walls, walk in double shower with glass panel. Low level w.c, vanity wash hand basin, radiator, laminate flooring.



### Bedroom One

12'6" x 11'9" (3.830 x 3.597)

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



### Bedroom Two

13'10" x 8'9" (4.229 x 2.678)

Upvc double glazed window to front. Papered walls, artex ceiling, central light, radiator, laminate flooring.



### Bedroom Three

11'10" x 8'2" (3.627 x 2.509)

Upvc double glazed window to side. Papered walls, artex ceiling, central light, radiator, laminate flooring.





## Study\Bedroom Four

11'10" x 7'1" (3.630 x 2.178)

Upvc double glazed window to rear. Papered walls, dado rail, artex ceiling, laminate flooring.



Electric up and over garage door, personnel door leading from garden.



## EXTERNAL

### Front Garden

Enclosed front garden, pathway leading to entrance door. Stoned front garden area with mature bushes and trees. Driveway.



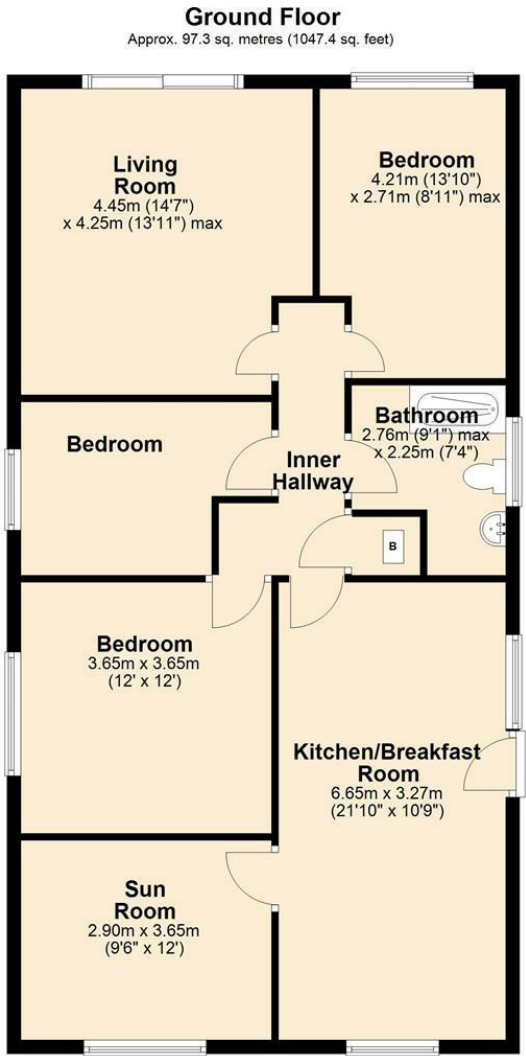
### Rear Garden

Enclosed rear garden, raised patio area, paving slabs to rest of garden. Brick shed.

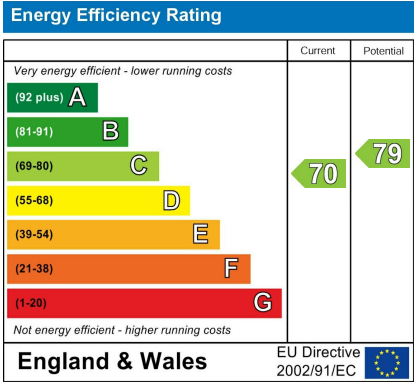
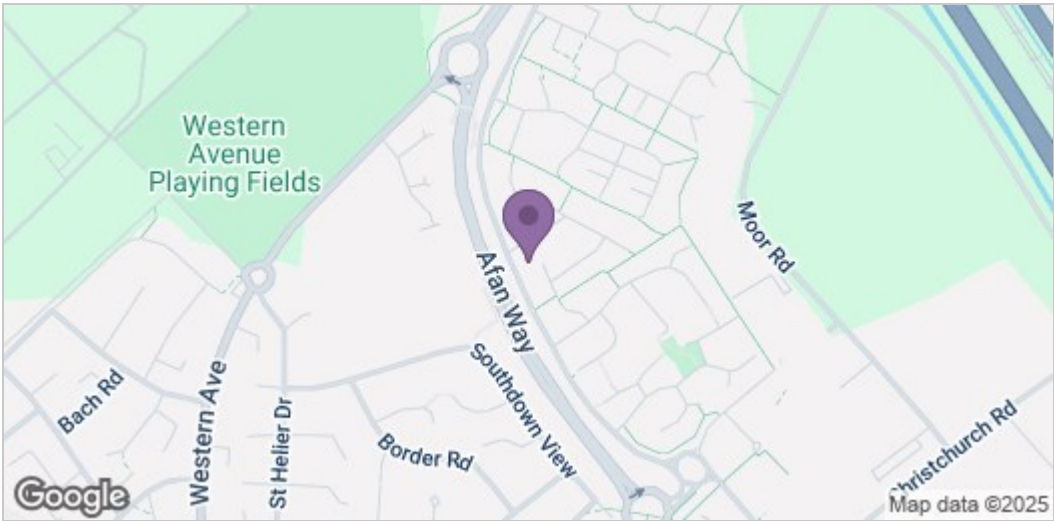


## Garage

20'3" x 12'1" (6.176 x 3.703)



Total area: approx. 97.3 sq. metres (1047.4 sq. feet)



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