Pennaf premier™

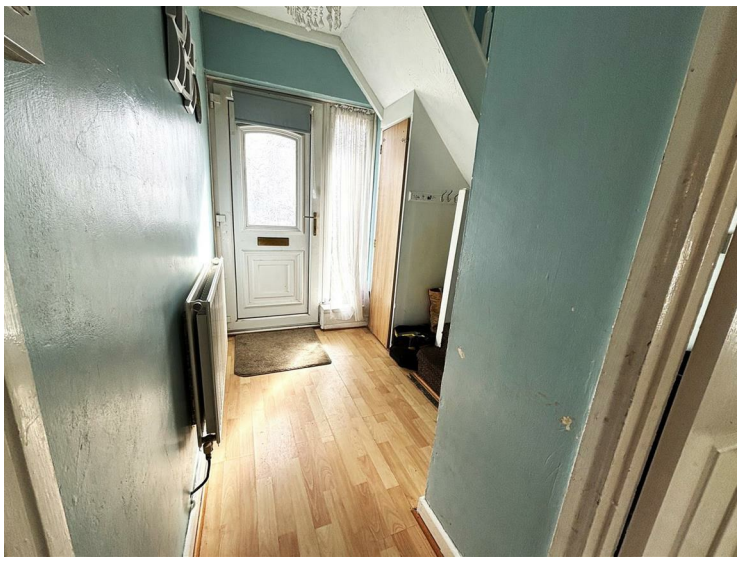
Sales & Lettings

140 Fairway, Port Talbot, SA12 7HR
Offers Over £135,000

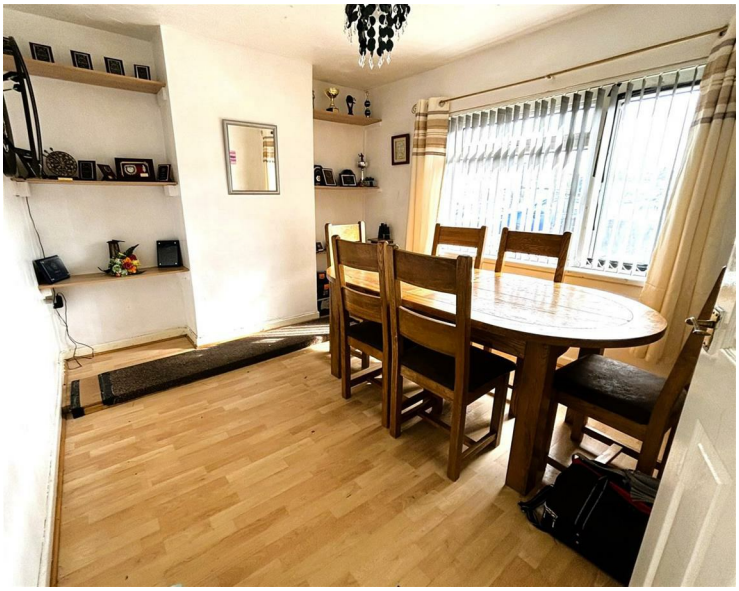
CLOSE TO ABERAVON BEACH..... IDEAL FIRST TIME PURCHASE.....NO CHAIN...IDEAL INVESTMENT
Pennaf Premier are pleased to offer this three bedroom semi detached property with two spacious reception rooms, First floor bathroom.
One of the features of this home is the large rear garden which is a blank canvas, ready for your personal touch.
Moreover, the property is situated within walking distance to Aberavon Beach, allowing residents to enjoy the stunning coastal scenery and the invigorating sea air. This location is perfect for those who appreciate the beauty of nature and the benefits of seaside living. Close to local shops, schools and the M4 corridor. In summary, this semi-detached house in Fairway is a fantastic opportunity for families or individuals seeking a comfortable home with excellent outdoor space and proximity to the beach. Don't miss the chance to make this lovely property your own.
To book an appointment please call Pennaf Premier 01639 760033

GROUND FLOOR

Entrance Hallway
Through Upvc double glazed front door into hallway. Plaster painted walls, artex ceiling, central light, radiator, laminate flooring.
Under stair cupboard housing gas and electric meters.

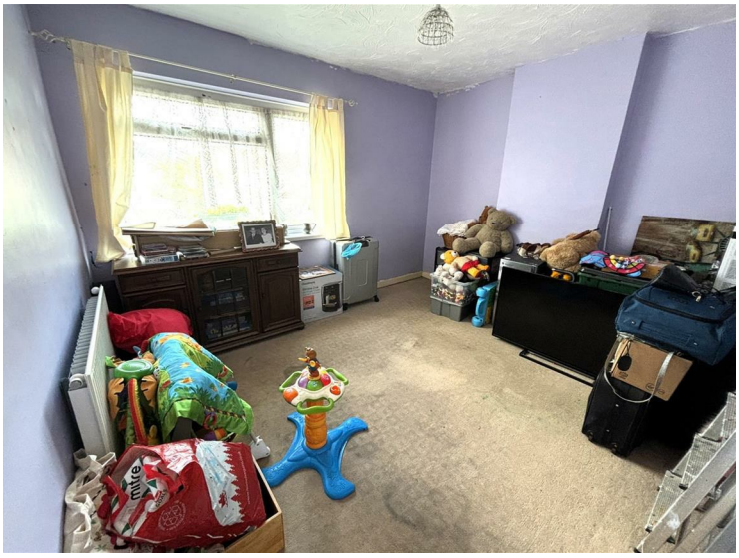


Reception Room One
11'9" x 10'2" (3.593 x 3.121)
Upvc double glazed window to front. Plaster painted walls, artex ceiling, central light, radiator, laminate flooring.



Reception Room Two
14'11" x 10'4" (4.565 x 3.166)
Upvc double glazed window to rear, Plaster painted with one feature wallpapered wall, artex ceiling, central light, radiator, laminate flooring. Wooden feature fireplace housing electric fire.

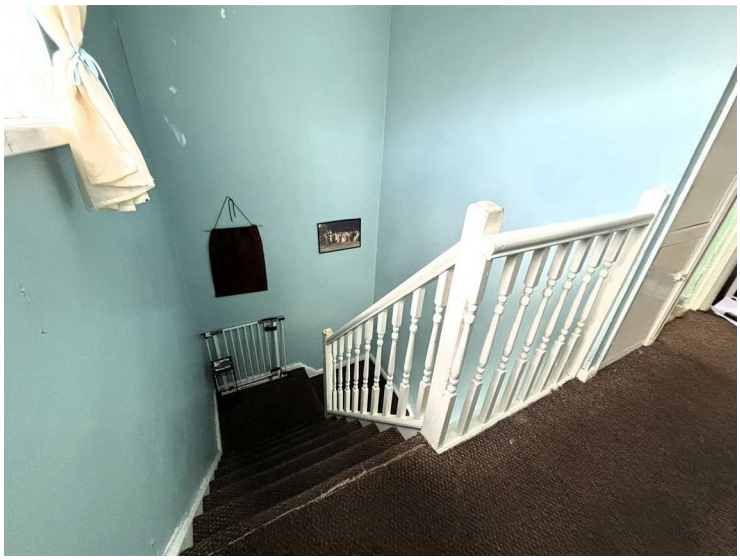
Kitchen
14'6" x 7'6" (4.426 x 2.292)
Upvc double glazed window and door to side. Plaster painted walls, part tiled above units, artex ceiling, central light. Wall and base units, laminate worksurface. Space for electric or gas oven, space and plumbing for washing machine, space for under counter fridge and freezer, space for tumble dryer, stainless steel sink. Wall mounted combination boiler serving domestic hot water and central heating.



FIRST FLOOR

Stairs and Landing

Upvc double glazed window to top of stairs. Plaster painted walls, artex ceiling, central light, carpet to stairs and landing. Access to loft. Two large storage cupboards.



Bedroom One

11'9" x 10'5" (3.589 x 3.186)

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

Bedroom Two

11'9" x 10'8" (3.586 x 3.272)

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

Bedroom Three

10'3" x 7'3" (3.144 x 2.231)

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

Bathroom

7'0" x 5'9" (2.138 x 1.775)

Upvc double glazed window to side. Plaster painted and part tiled walls, artex ceiling, central light. Paneled bath with shower over, low level w.c, wash hand basin, vinyl flooring.

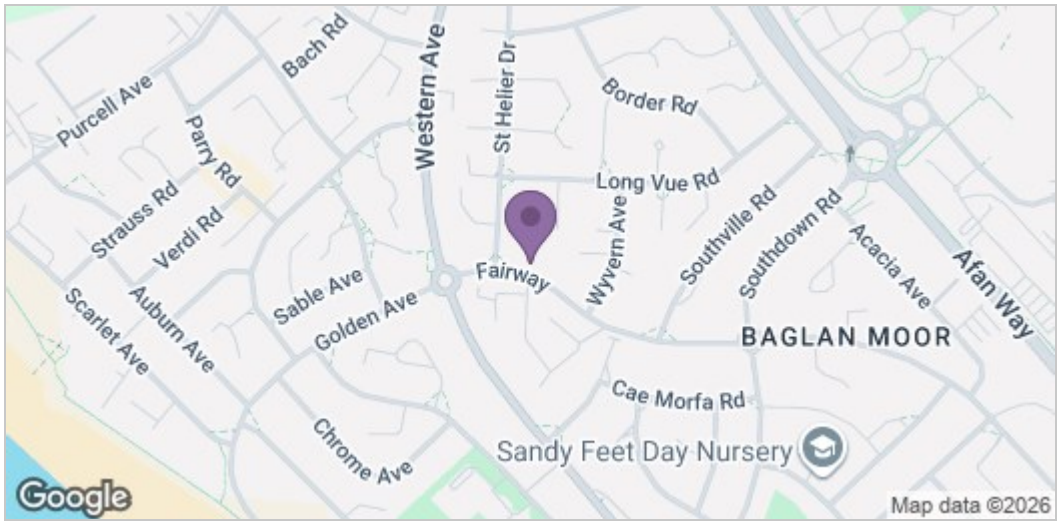
EXTERNAL

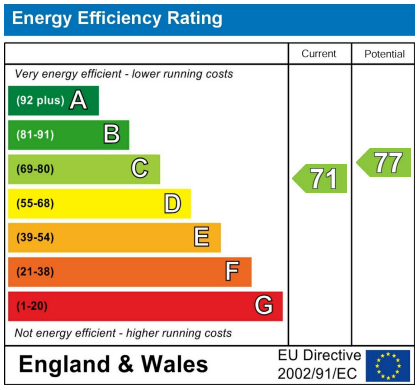
Front Garden

Enclosed front garden, pathway leading to front door, laid to lawn to rest. Side gate access to rear.

Rear Garden

Fully enclosed rear garden. Side gate access, pathway to rear of garden with rest laid to lawn.





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