



13 Marine Drive, Port Talbot, SA12 7NL

£185,000

With no ongoing chain we are pleased to offer for sale this semi-detached house which offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The home boasts two inviting reception rooms, providing ample room for relaxation and entertaining guests.

The extended kitchen and living room create a spacious and modern environment, perfect for both cooking and socialising. Additionally, the property features a convenient downstairs shower room, alongside a first-floor bathroom, ensuring that all family members have easy access to essential facilities.

Outside, the block-paved driveway accommodates parking for one or more vehicles, adding to the practicality of this lovely home. The location is particularly appealing, as it is within walking distance to the beautiful Aberavon sea front, where you can enjoy leisurely strolls along the beach or partake in various seaside activities.

This property presents an excellent opportunity for those looking to settle in a vibrant community while enjoying the comforts of a well-appointed home. With its desirable features and prime location, this semi-detached house is not to be missed.

To book an appointment to view please call the Pennaf Premier sales team on 01639 760033

GROUND FLOOR



Entrance Porch

6'5" x 3'9" (1.975 x 1.144)

Entrance through Upvc double glazed door into porch. Emulsion painted walls and ceiling, central light, ceramic floor tiles.

Hallway

Emulsion painted walls and ceiling, central light, radiator, laminate flooring, Stairs leading to first floor.

Front Reception Room

10'5" x 10'3" (3.198 x 3.147)

Upvc double glazed window to front. Emulsion painted walls and ceiling, central light, radiator, laminate flooring. Feature fireplace.



Rear Reception Room

20'2" x 14'3" (6.162 x 4.356)

Upvc double glazed window to rear. Emulsion painted walls and ceiling, two central lights, two radiators, laminate flooring.



Kitchen\Diner

19'1" x 7'10" (5.835 x 2.409)

Upvc double glazed window and door to side access. Emulsion painted walls and ceiling, two central lights. Range of wall and base units, integrated electric oven, gas hob, extractor fan, plumbing and space for washing machine, stainless steel sink and mixer taps. Upvc double glazed window to rear from dining area.



Ground Floor Shower Room

8'8" x 5'0" (2.650 x 1.542)

Upvc double glazed window to side. Emulsion painted ceiling, central light, fully tiled walls. Corner shower cubicle, low level w.c, wash hand basin, radiator, ceramic floor tiles.



FIRST FLOOR

Stairs And Landing

Wooden banister. Emulsion painted walls and ceiling, central light, carpet to stairs and landing. Cupboard housing combination boiler. Access to attic.

Bedroom One

13'1" x 11'3" (4.008 x 3.434)

Upvc double glazed window to front. Emulsion painted walls

and ceiling, central light, radiator, carpet. Fitted wardrobe. Storage cupboard.



Bedroom Two

12'3" x 8'8" (3.749 x 2.642)

Upvc double glazed window to rear. Emulsion painted walls and ceiling, central light, radiator, carpet.



Bedroom Three

8'11" x 7'3" (2.725 x 2.230)

Upvc double glazed window to rear. Emulsion painted walls and ceiling, central light, radiator, carpet.



First Floor Bathroom

8'11" x 4'8" (2.727 x 1.429)

Upvc double glazed window to front. Emulsion painted ceiling,

central light. Respatex to walls. Shower over bath, low level w.c, wash handbasin, radiator, vinyl flooring.



Front Garden

Walls to front garden, driveway with block paving leading to front door. Side access through wooden gate to rear garden.

Rear Garden

Fully enclosed with brick walls with side access through wooden gate to rear garden. Grassed areas with pathway to rear of garden. Shed.



Other Notes

Front and rear gardens to be cleared in the new year.

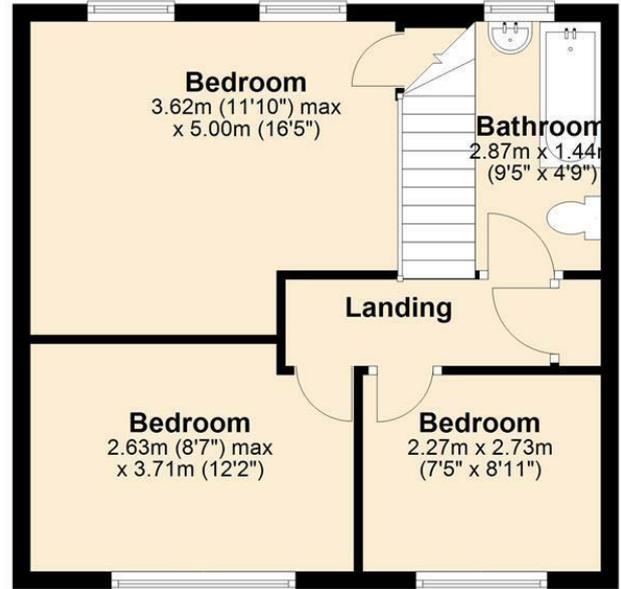
Ground Floor

Approx. 59.8 sq. metres (643.9 sq. feet)

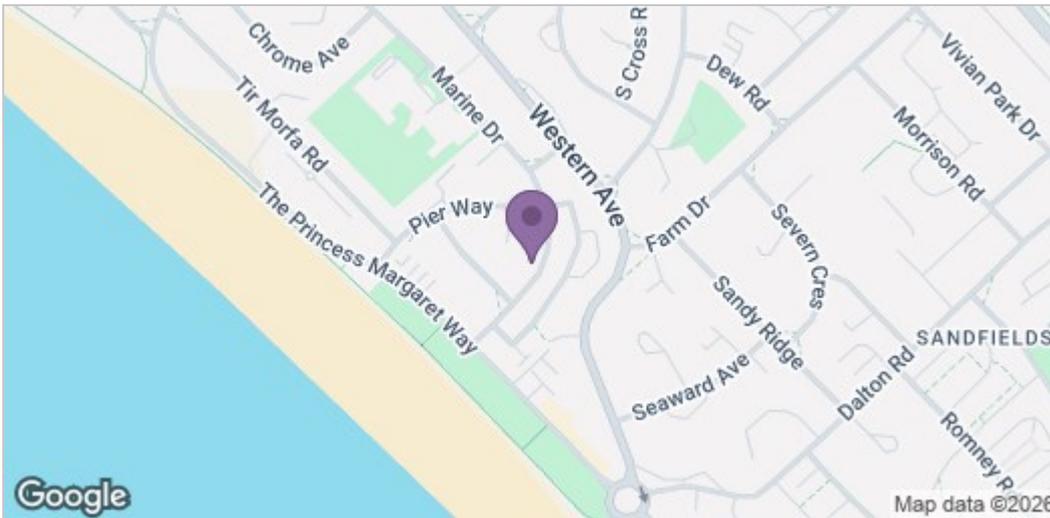


First Floor

Approx. 41.5 sq. metres (446.6 sq. feet)



Total area: approx. 101.3 sq. metres (1090.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		66	
(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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