

55 Western Avenue, Port Talbot, SA12 7NB

£185,000

Pennaf Premier are pleased to offer for sale 55 Western Avenue in the sought after area of Sandfields, this delightful semi-detached house presents an excellent opportunity for families and individuals alike. Boasting three bedrooms, this property is designed to provide comfort and convenience for modern living. One of the standout features of this home is its generous parking space, accommodating up to two vehicles, which is a rare find in many urban settings. The large front garden, complete with a driveway, enhances the property's curb appeal and offers a welcoming entrance. The expansive rear garden is a true gem, providing ample space for outdoor activities, gardening, or simply enjoying the fresh air. It is an ideal setting for children to play or for hosting summer barbecues with family and friends. Location is key, and this property is perfectly situated within walking distance to Aberavon Beach, where you can enjoy the stunning coastline and picturesque views. Additionally, local amenities are conveniently close, ensuring that daily necessities are easily accessible. This home is not just a property; it is a lifestyle choice, offering a blend of comfort, space, and a prime location. Whether you are looking to settle down or invest, this house on Western Avenue is a wonderful opportunity that should not be missed. To book an appointment please call the Pennaf Premier sales team on 01639 760033.

GROUND FLOOR



Entrance Porch

5'7" x 4'2" (1.713 x 1.276)

Entrance through Upvc double glazed door in to porch, upvc double glazed window to front. Emulsion painted walls and ceiling, central light, floor tiles.



Front Living Room

13'8" x 9'0" (4.171 x 2.758)

Upvc double glazed window to front, curtain pole. Emulsion painted walls and ceiling, central light. Wall mounted electric fire, radiator, laminate flooring. Stairs to first floor.



Rear living Room

13'6" x 14'1" (4.122 x 4.310)

Upvc double glazed french doors to rear, curtain pole. Emulsion painted walls and ceiling. Wall mounted electric fire, radiator, laminate flooring.



Kitchen

10'1" x 6'10" (3.095 x 2.104)

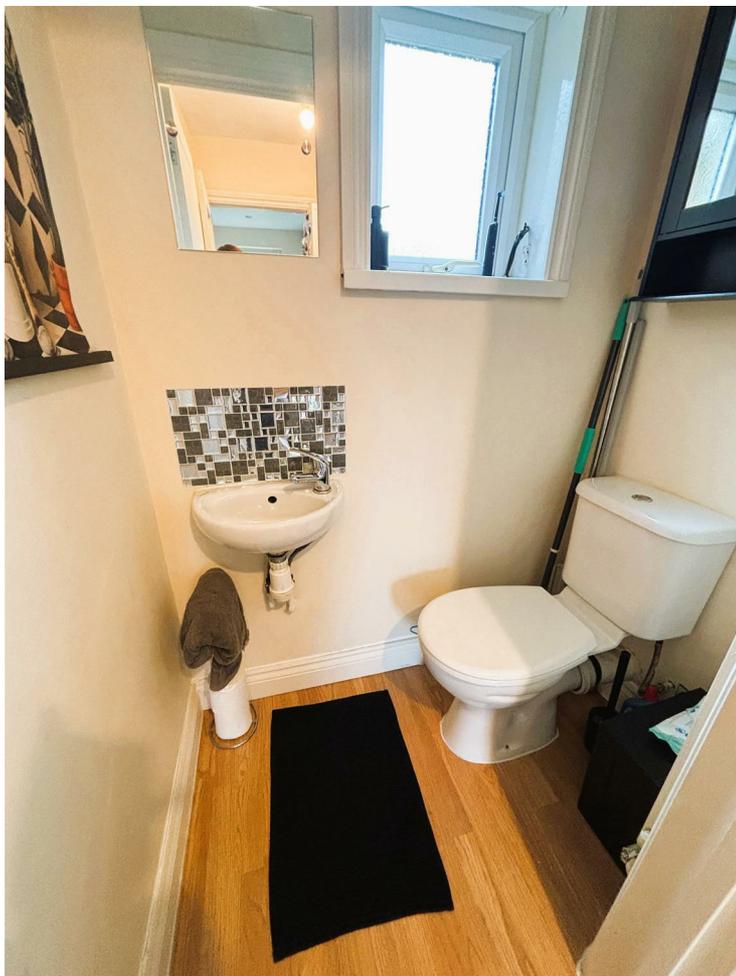
Upvc double glazed door to rear, upvc double glazed window to side. Emulsion painted walls and ceiling, central light. Tiled in between range of wall and base units. Integrated electric oven and hob, stainless steel sink. Laminate flooring.



Utility Room

6'8" x 4'8" (2.051 x 1.441)

Upvc double glazed window to side. Emulsion painted walls and ceiling, central light. Plumbing and space for washing machine, space for tumble dryer, space for fridge/freezer. Wall mounted combination boiler. Laminate flooring.



FIRST FLOOR

Stairs and Landing

Stairs leading to first floor, wooden banister. emulsion painted walls, central light. Loft hatch. Carpet to stairs and landing. Large storage cupboard.

Bedroom One

13'2" x 11'1" (4.015 x 3.382)

Two upvc double glazed windows to front, curtain pole. Emulsion painted walls and ceiling, central light. Radiator, carpet. Cupboard over stair well.



Cloakroom

4'5" x 2'8" (1.361 x 0.826)

Upvc double glazed window to front. Emulsion painted walls and ceiling, central light. Low level w.c, hand wash basin, radiator, laminate flooring.



Bedroom Two

12'3" x 9'2" (3.736 x 2.816)

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



Bedroom Three

8'11" x 8'2" (2.736 x 2.506)

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



Bathroom

9'1" x 4'8" (2.793 x 1.443)

Upvc double glazed window to front. Emulsion painted ceiling, central light. Fully tiled walls, shower over bath, glass shower screen, low level w.c, wash hand basin, Chrome ladder towel rail, laminate flooring.



EXTERNAL

Front Garden

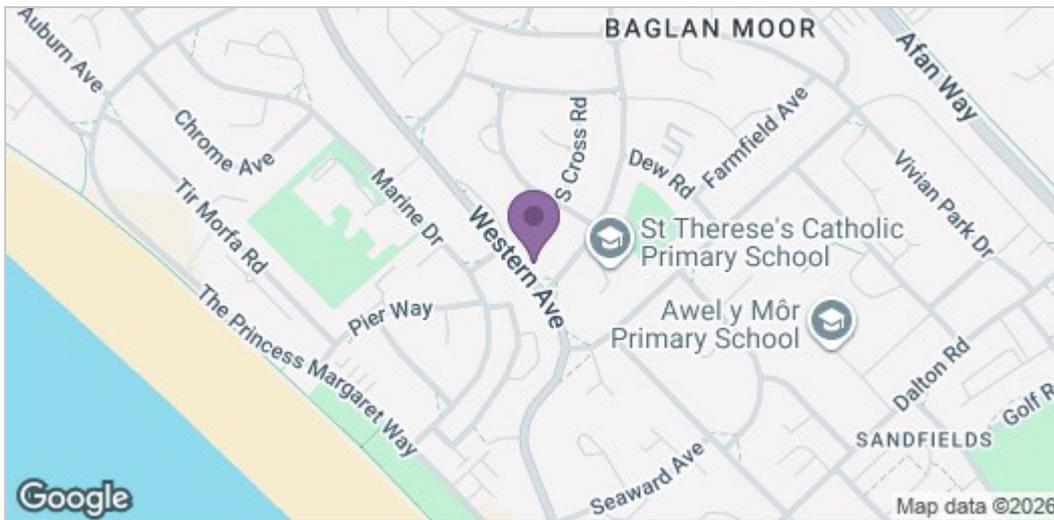
Large driveway with chipping stones and grassed areas leading to front door. Brick walls and wrought iron gates, hedges to sides. Side gate access to rear.



Rear Garden

Large enclosed rear garden, laid to lawn. Patio slabs laid from side access pathway to rear patio area. Two wooden garden sheds.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.