Pennaf premier

Sales & Lettings









9 Brynglas Avenue, Port Talbot, SA12 9LE
Offers Over £130,000

Nestled on Brynglas Avenue in the charming area of Cwmavon, Port Talbot, this delightful semi-detached house presents an excellent opportunity for first-time buyers or investors. The property boasts three well-proportioned bedrooms, reception room, kitchen/diner and downstairs bathroom making it an ideal family home.

One of the standout features of this home is the generous rear garden, which provides a wonderful outdoor space for gardening, children playing, or simply enjoying the fresh air. The garden also offers lovely views, enhancing the tranquil setting of the property.

Convenience is key, as this home is situated close to local schools and amenities, ensuring that daily necessities are just a stone`s throw away.

Additionally, the property is vacant and comes with no forward chains.

This semi-detached house on Brynglas Avenue is a fantastic opportunity to create a comfortable and inviting home in a desirable location. Whether you are looking to settle down or invest, this property is well worth considering. To arrange an appointment please call Pennaf Premier sales team on 01639 760033.

GROUND FLOOR

Entrance Hallway
Emulsion painted walls, artex ceilings, laminated flooring, central light fitting, fitted smoke alarm, stairs to first floor.

Reception Room
14'10" x 10'0" (4.5388 x 3.059)
Upvc double glazed window to the front, wooden doors, laminated flooring, emulsion painted walls, artex ceilings, central light, thermostat, power points radiator and curtain pole/curtains.




Kitchen/Diner
8'6" x 18'3" (2.601 x 5.563)
Wooden doorway entrance into kitchen/diner, tiled flooring, emulsion painted walls, fully fitted base units with tile splash back and laminate worktops.. Stainless steel sink and drainer with mixer taps. space for washing machine, cooker, fridge/freezer. power points, florescent light, window overlooking the rear garden. Dining area, space for dining table, central light, radiator. Door leading to inner hallway.




Inner Hallway
Emulsion painted walls, tiled flooring, Upvc door giving access to the rear garden, central lighting, power sockets.

Bathroom
5'7" x 7'5" (1.718 x 2.284)
Respatex walls, tiled flooring, shower over 'bath,' vanity basin, mixer taps, w.c., radiator, central lighting. Upvc window, wooden door.



FIRST FLOOR

Landing
Emulsion painted walls, carpet, artex ceilings and central lighting. Smoke alarm.

Bedroom
13'1",1187'7" x 6'6",1879'11" (4,362 x 2,573)
Wooden door, emulsion painted walls and artex ceilings, carpet flooring, central light, radiator, Upvc windows front facing, power points, boiler in an enclosed cupboard and walk in storage space.



Bedroom
9'0" x 10'3" (2.744 x 3.127)
Emulsion painted walls and artex ceilings, wooden door, Upvc window rear facing, central light, carpet flooring, radiator and power points.



Bedroom
7'2" x 8'10" (2.202 x 2.700)
Emulsion painted walls and artex ceilings, central lighting, Upvc window rear facing, radiator and carpet flooring



EXTERNAL

Front Garden

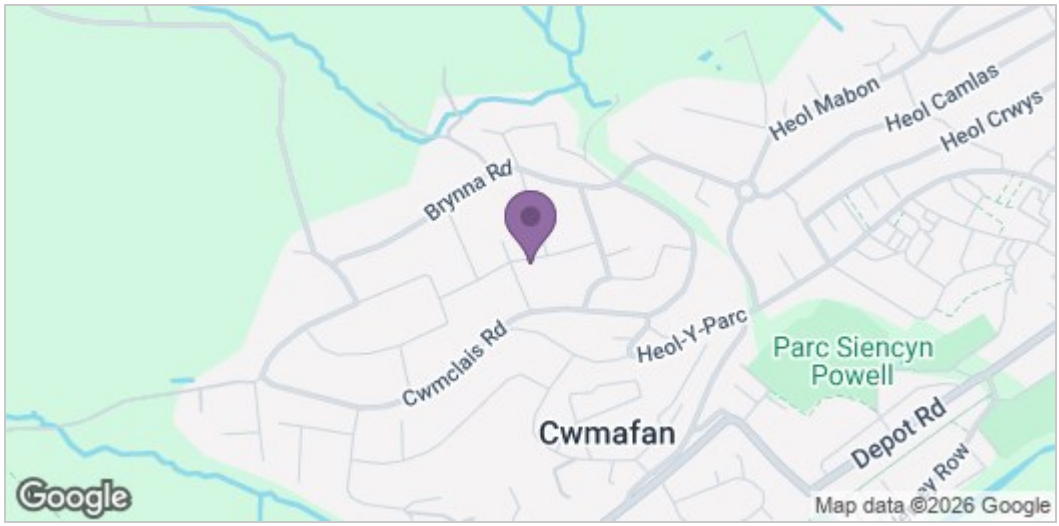
Enclosed front garden, gate to steps leading to front door, access pathway round to the side of the property and gate to the rear garden.

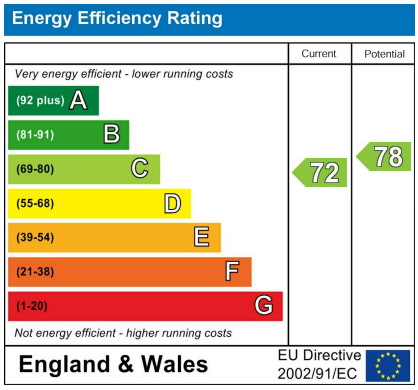
Rear Garden

Fully enclosed garden, wall and shrubs, enclosed entertainment area with fence surround and gate which leads to pathway and lawn and outbuildings, outdoor electric socket, front access via wooden gate.









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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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