

35 Silver Avenue
Sandfields Estate
Port Talbot
Neath Port Talbot
SA12 7RY

£142,000



- Three Bedroom Semi Detached
- Two Separate Reception Rooms
- Kitchen / Breakfast Room
- Driveway To The Front
- Generous Garden With Concrete Large Shed
- Walking Distance To Beach and Amenities
- Easy Access To M4
- Opportunity To Refurbish
- Roof Approx 6 Year Old

Ref: PRA10321

Viewing Instructions: Strictly By Appointment Only



General Description

NO ONGOING CHAIN Daniel Matthew are pleased to offer for sale this three bedroom semi detached property situated a short distance to Aberavon beach front. Local shops, amenities and schools are all within walking distance. Accommodation comprises to the ground floor entrance hall, front reception room, rear reception room, fitted kitchen / breakfast room. To the first floor there are three bedrooms and family bathroom. The front has a driveway and path leading to rear garden which is laid to lawn and a patio area. There is a large purpose built concrete shed to the rear of the property. We have been informed the roof was replaced approximately six years ago. Call 01656 750764 today for further information or to arrange an appointment.

Accommodation

Entrance Hallway

Enter via UPVC double glazed front door into hallway. Carpeted staircase off to first floor. Artexed ceiling and laminate flooring. Door off to all first floor rooms. Under stairs storage cupboard. Radiator.



Front Reception Room (10' 5" x 10' 0") or (3.18m x 3.05m)

Situated to the front of the property. Artexed ceiling and skimmed walls. UPVC double glazed window with vertical blinds and radiator under. Laminate flooring.



Lounge (14' 2" x 10' 2") or (4.32m x 3.09m)

Situated to the rear of the property. Artexed and coved ceiling with skimmed walls. UPVC French doors with vertical blinds out onto rear garden. Radiator. Wood flooring.



Kitchen/ Breakfast Room (20' 4" x 6' 10") or (6.19m x 2.09m)

Archway off the hallway into kitchen / breakfast room. The fitted kitchen is a gallery style which comprises of a range of wall and base units to include inset draws and coordinating work surfaces with tiling to splash back areas. Integrated electric oven and hob with extractor over. Sink unit with draining board and mixer taps. Artexed ceiling with spot lights. Ceramic tiled floor. UPVC double glazed window to side and door to rear garden. Space for table and chairs. Radiator.

Landing

Artexed ceiling. Smoke detector. Cupboard housing central heating boiler. Fitted carpets. Doors leading to first floor rooms.



Bedroom One (13' 3" x 10' 0") or (4.04m x 3.05m)

Situated to the front of the property with two UPVC double glazed windows with vertical blinds. Artexed ceiling. Fitted carpets. Radiator.



Bedroom Two (12' 4" x 9' 11") or (3.76m x 3.02m)

Situated to the rear of the property over looking the garden with a UPVC double glazed windows with blinds. Artexed ceiling. Fitted carpets. Radiator.

Bedroom Three (8' 10" x 7' 7") or (2.68m x 2.32m)

Situated to the rear of the property over looking the garden with a UPVC double glazed windows with blinds. Artexed ceiling. Papered walls. Fitted carpets. Radiator.



Bathroom (8' 11" x 5' 11" Max) or (2.73m x 1.80m Max)

Width narrowing to 1.36m

Situated to the front of the property with UPVC double glazed window. Three piece bathroom suite in white with bath, shower off the taps and screen, pedestal wash hand basin and WC. Respatex wall panels. Skimmed ceiling with spot lights. Heated towel rail. Ceramic tiled floor.



Garden

The rear garden is a generous size with a large patio area, the rest of the garden is laid to lawn with a path leading to a purpose build concrete shed. Access via the side to the front.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: D67

Tenure

We are informed that the tenure is Freehold

Length of lease: .

Ground Rent

Service Charge

Council Tax

Band B

Deposit: £0.00



Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.