



3 Menai Avenue, Port Talbot, SA13 3SF

£110,000

Ferriers Estate Agents are pleased to offer For Sale this semi-detached house located on Menai Avenue in Cymmer, Port Talbot in the picturesque Afan Valley. This property boasts a dual aspect reception room with a multi fuel burner, perfect for relaxing with family and friends. With three inviting bedrooms, there's ample space for a growing family or guests. The house features a first floor bathroom, ensuring convenience for all residents. Within easy reach of public transport links, local convenience stores and the Afan Trail, popular with hikers and cyclists. The accommodation briefly comprises an entrance hall, lounge and kitchen to the ground floor. Landing, three bedrooms and bathroom to the first floor.

The property further benefits from uPVC double glazing, gas central heating via combination boiler and an enclosed rear garden. Whether you're looking to settle down or seeking a weekend getaway, this house offers the perfect blend of comfort and convenience.

Tenure = Freehold (to be confirmed by a legal representative)

EPC = C

Council Tax band = A

Ground Floor

Entrance Hall



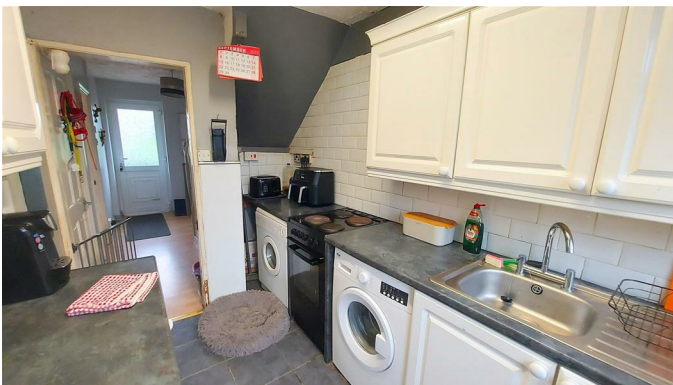
Entry via a uPVC double glazed door. Textured ceiling, skimmed walls, wood effect laminate flooring, carpeted stairs to first floor, storage cupboard, radiator and two doors off.

Lounge 21'11" x 10'5" (6.7 x 3.2)



Papered and coved ceiling, skimmed walls, wood effect laminate flooring, radiator, multi fuel burner, uPVC double glazed window to front and uPVC double glazed french doors to rear.

Kitchen 9'6" x 6'2" (2.9 x 1.9)



Textured ceiling, skimmed and tiled walls, tiled floor, storage cupboard, a range of base and wall mounted units with a complementary work surface housing a stainless steel sink/drainer, space for cooker washing machine and fridge freezer, uPVC double glazed window and door to rear.

First Floor

Landing



Skimmed ceiling with loft access, skimmed walls, fitted carpet, uPVC double glazed window to side and four doors off.

Bedroom One 11'5" x 10'9" (3.5 x 3.3)



Textured ceiling, skimmed walls, wood effect laminate flooring, radiator and uPVC double glazed window to front.

Bedroom Two 11'5" (to wardrobes) x 9'2" (3.5 (to wardrobes) x 2.8)



Textured ceiling, skimmed walls, wood effect laminate flooring, radiator, fitted wardrobes, wall mounted gas combination boiler and uPVC double glazed window to rear.

Bedroom Three 8'6" x 8'2" (2.6 x 2.5)



Skimmed ceiling, skimmed and papered walls, wood effect laminate flooring, radiator and uPVC double glazed window to front.

Bathroom 8'6" x 4'3" (2.6 x 1.3)



Textured ceiling, skimmed and pvc panelled walls, tile effect vinyl flooring, radiator, panel bath, low level W.C, pedestal wash hand basin and two uPVC double glazed windows with obscured glass to side and rear.

Outside

Front Garden

Area laid to decorative pea shingle, centre path leading to door, bordered with wood panelled fencing.

Rear Garden

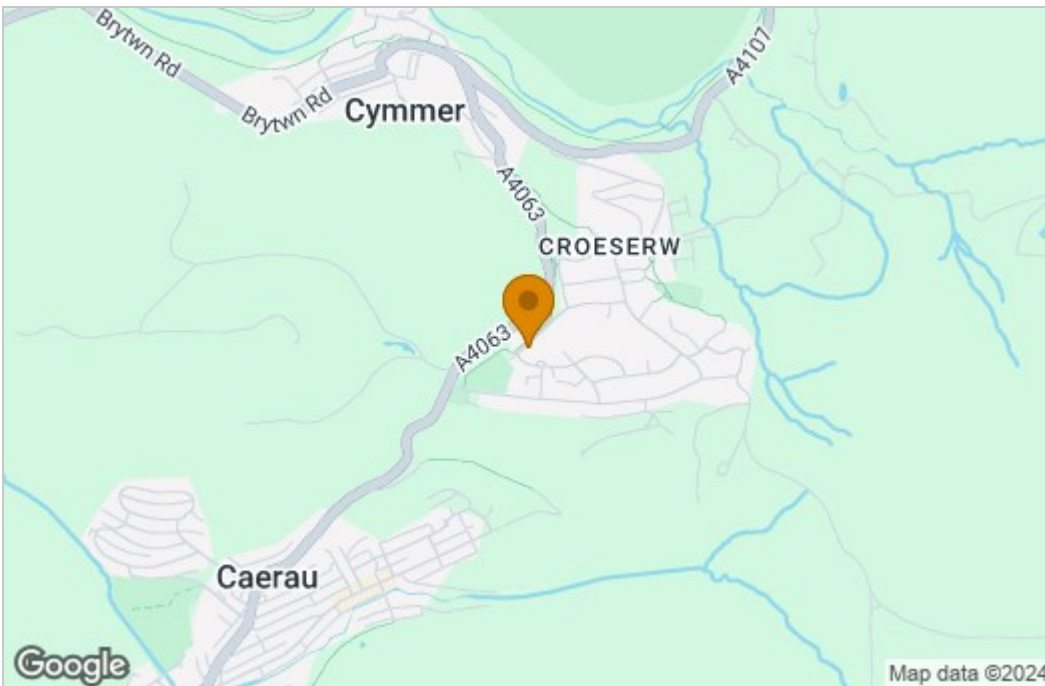


Area laid to lawn, further area laid to decking bordered with wood panelled fencing.

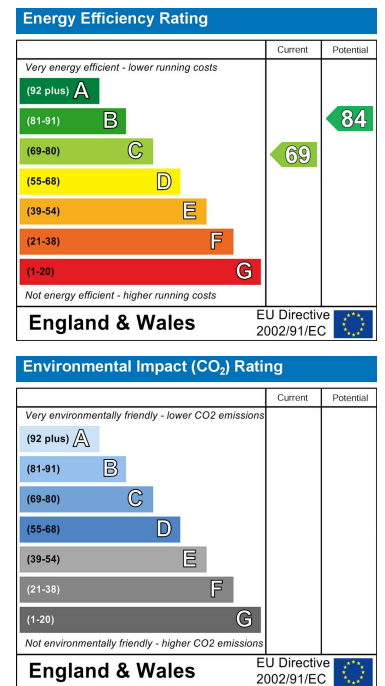
Floor Plan



Area Map



Energy Efficiency Graph



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