



Lake Road

£180,000

- Ideal Family Home!
- Very well presented throughout!
- Extended Three Bedroom Semi-Detached
- Council Tax Band - B
- Driveway For Off Street Parking to the Rear
- EPC Rating: Awaited



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About the property

A deceptively spacious and lovingly maintained Ideal family home in Aberavon, Port Talbot! Conveniently located for access to the M4 corridor, perfect for commuters into neighbouring cities, with a mainline trainstation and bus routes found within Port Talbot Town Centre. Boasting great links to the sea front (less than half a mile away!) alongside well renowned local schools including St Joseph's Catholic Schools!

The home is approached via a gated, low maintenance garden to the front. Internally the property comprises of an entrance porch and hallway, with stairs to the landing and doors through to a lounge and an open plan, modern fitted kitchen, dining and sitting area. Split from here is a utility room with space for a washing machine and tumble drier as well as the ground floor cloak room with w.c and hand wash basin. Double upvc doors lead out to an enclosed rear garden, consisting of patio and lawn spaces, a work shop, shed and rear vehicular access for ample off street parking. The first floor houses a family shower room and three spacious bedrooms, of which two are doubles and the master boasts fitted wardrobe space.

Internal viewings are highly recommended to truly appreciate the size and opportunity this lovely home has to offer!





Accommodation

Entrance Porch

Hallway

Lounge

13' 4" x 11' 4" Into Recess (4.06m x 3.45m Into Recess)

Kitchen/Dining Area

19' 8" x 8' 4" (5.99m x 2.54m)

Sitting Area

13' 8" x 10' 4" (4.17m x 3.15m)

Utility Room

13' 7" x 8' 2" Plus Recess (4.14m x 2.49m Plus Recess)

Cloakroom

Landing

Bedroom One

10' 8" Plus Recess x 11' 2" Into Recess (3.25m Plus Recess x 3.40m Into Recess)

Bedroom Two

11' 6" x 8' 4" (3.51m x 2.54m)

Bedroom Three

7' 7" x 8' 6" Max (2.31m x 2.59m Max)

Shower Room

Front & Rear Gardens

With Rear access and Parking

Floorplan



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