



## Southall Avenue, £125,000

- Three Bedrooms
- Generous Plot
- Cloakroom and Utility Room
- End of Terrace
- Communal Parking
- EPC Rating: D



 3  1  2





## About the property

Available for sale is this three-bedroom, end of terrace property in the sought after location of Skewen. The property is conveniently located for links to public transport, local schools, shops and access into Skewen Park.

Internally the property comprises of a lounge, dining room, kitchen, entrance hall, rear porch, utility room and cloakroom all to the ground floor with three bedrooms and a bathroom on the first floor. The property boasts a generous plot with a large garden to the rear.

Internal viewings are highly recommended to truly appreciate the property, please contact Peter Alan on 01639 635115 to arrange this now!







## Accommodation

**Entrance Hall-** Entrance via a upvc door to the side, laminate flooring and doors leading through to the dining room, lounge, cloakroom and utility room. Upvc door to the side leading to the side garden and stairs leading to the first floor.

**Dining Room-** 9' 4" x 9' 7" max ( 2.84m x 2.92m max )  
Laminate flooring with built in storage cupboard and double doors to the rear porch. Opens into the kitchen.

**Kitchen-** 9' 3" x 9' 7" max ( 2.82m x 2.92m max )  
Fitted with a matching range of wall and base units with workspace over and a stainless-steel sink with a mixer tap. Integrated cooker, hob and cooker hood with a built-in pantry cupboard. Laminate flooring and a upvc window to the rear.

**Lounge-** 14' 8" x 11' 6" max ( 4.47m x 3.51m max )  
Laminate flooring and a upvc window to the rear. Gas fire with a fitted base and mantel piece.

**Cloakroom-** Fitted with a two-piece suite comprising of w.c and wash hand basin with tiled flooring and a upvc window with obscured glass to the front.

**Utility Room-** Tiled flooring with a upvc window to the side. Space for a washing machine, tumble drier and fridge freezer. Fitted wall units and a wall mounted gas combination boiler.

**Rear Porch-** Windows to the sides and rear with a door to the rear leading out the gardens. Tiled flooring.

**Landing-** Laminate flooring with doors leading through to three bedrooms and the bathroom. Upvc window to the front.

**Bedroom One-** 13' 9" min to wardrobes x 9' ( 4.19m min to wardrobes x 2.74m )  
Laminate flooring and a upvc window to the rear.

**Bedroom Two-** 9' 9" x 9' 5" ( 2.97m x 2.87m )  
Laminate flooring and a upvc window to the rear.

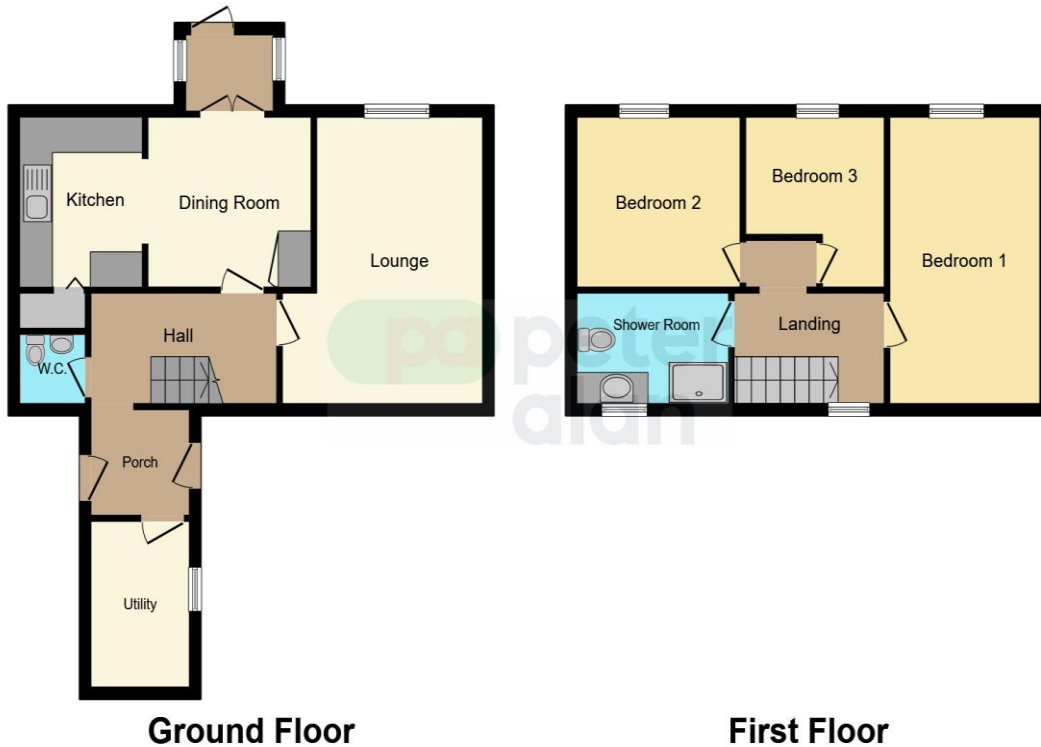
**Bedroom Three -** 9' 4" max x 8' 3" max ( 2.84m max x 2.51m max )  
Laminate flooring and a upvc window to the rear.

**Bathroom-** Fitted with a four-piece suite comprising of a bath, w.c, wash hand basin and a shower with glass doors. Half plastic cladding to the walls, tiled floors and a upvc window to the front with obscured glass.

**Front Garden-** Path leading to front door and a patio yard to the side with a bin store. Side access to the rear via a gate.

**Rear Garden-** Generous rear garden with patio space, stone chipping beds with footpaths in between. Opening in the rear garden leading through to a second side garden with artificial grass.

## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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