



Tir Morfa Road, Port Talbot, Neath Port
Talbot. SA12 7PF

£215,000

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We are pleased to present to the market this well presented three bedroom semi detached property comprising entrance hall, lounge/diner, kitchen, utility / downstairs w.c. large CONSERVATORY, family bathroom, enclosed rear garden and driveway parking. The property is situated close to local schools, shops, amenities and transport links and has direct access to Aberavon beach. Early viewing is highly recommended on this beautiful family home.

£215,000 - Freehold

- Three bedroom semi detached house
- Open plan lounge/diner
- Large Conservatory
- Utility / downstairs w.c.
- Off road parking and enclosed rear garden
- Close proximity to Aberavon sea front



DESCRIPTION

We are delighted to present to the market this three bedroom traditional build semi detached house, located directly facing Aberavon beach front, with walking distance to Tywyn Primary School, Ysgol Bae Baglan, Ysgol Gymraeg Bro Dur. Just minutes walk from Franco's chip shop and restaurant. Early viewing is highly recommended on this beautiful family home.

ENTRANCE

Via PVCu front door into the entrance porch.

ENTRANCE PORCH

Emulsioned ceiling and walls, ceramic tiled flooring, two PVCu double glazed windows to the front of the property, wall mounted light, frosted PVCu door with side glazed panel into the entrance hall.

ENTRANCE HALL

Emulsioned ceiling with pendant light, emulsioned walls, radiator, wood effect LVT flooring, built in under stairs storage, stairs leading to the first floor and door leading to the open plan lounge/diner.

OPEN PLAN LOUNGE/DINER (19' 9" x 12' 10" max) or (6.03m x 3.90m max)

Emulsioned and coved ceiling with two pendant lights, emulsioned walls, two radiators, wood effect LVT flooring, PVCu double glazed window to the front with fitted vertical blinds and PVCu double glazed French doors opening into the conservatory with fitted vertical blinds. Two fireplaces one with wooden hearth and fire surround with inset electric fire and to the dining area a marble hearth and surround with wooden mantle and inset gas fire. Door leading into the kitchen.

KITCHEN (10' 4" x 7' 0") or (3.14m x 2.13m)

Emulsioned ceiling with track spot light fitting, emulsioned walls with gloss splash back, ceramic tiled flooring, radiator and PVCu double glazed window to the side of the property with fitted roller blind. The kitchen is fitted with a range of white gloss wall and base units with laminate work surfaces housing an inset one and half stainless sink and drainer with hot and cold mixer tap. Space for upright fridge/freezer, four ring electric cooker to remain and under counter space for dishwasher. PVCu glazed door leading into the conservatory and PVCu part glazed door leading out to the rear garden.

UTILITY AREA/W.C. (6' 0" x 4' 6") or (1.83m x 1.36m)

Emulsioned ceiling with spot light, emulsioned walls with gloss splash backs, laminate work surface with under counter space for two appliances, radiator and ceramic tiled flooring. Two piece suite in white comprising w.c. and wall mounted wash hand basin with chrome hot and cold taps and white gloss wall cupboard. PVCu frosted double glazed window to the side of the property with fitted venetian blind.

CONSERVATORY (17' 7" x 9' 5") or (5.37m x 2.87m)

Polycarbonate roof, emulsioned walls, wall mounted light, radiator, PVCu double glazed windows to the front and side of the property, two double glazed French doors leading out to the rear garden and ceramic tiled flooring.



LANDING

Emulsioned ceiling with loft access and pendant light, papered walls, fitted carpet, built in storage cupboard housing the gas fired combination boiler and doors leading off.

BEDROOM 1 (13' 0" x 9' 11") or (3.96m x 3.02m)

Emulsioned ceiling with pendant light, emulsioned walls, fitted carpet, radiator, built in storage cupboard with clothes rail and two PVCu double glazed windows to the front of the property with fitted venetian blinds.

BEDROOM 2 (12' 2" x 10' 0") or (3.71m x 3.05m)

Emulsioned ceiling with pendant light, emulsioned walls, radiator, fitted carpet, PVCu double glazed window to the rear of the property with fitted venetian blinds.

BEDROOM 3 (8' 4" x 6' 9") or (2.55m x 2.06m)

Emulsioned ceiling with pendant light, emulsioned walls, radiator, fitted carpet and PVCu double glazed window to the rear of the property.

FAMILY BATHROOM (9' 3" x 4' 6") or (2.83m x 1.38m)

Emulsioned ceiling with inset spot lights, floor to ceiling Respatex wall panels, radiator and wood effect vinyl flooring. PVC frosted double glazed window to the front of the property with fitted roller blind. Three piece suite in white comprising wash hand basin with chrome hot and cold mixer tap set within a white vanity unit, w.c. and bath with chrome hot and cold taps and a wall mounted mains fed shower with shower curtain.

OUTSIDE

The front garden is bound to three sides by pebble dash wall with concrete driveway providing off road parking and two stone paved beds either side with planted shrubs. Path to the side leading to the rear garden.

The rear garden is bound by block and concrete wall, stone paved terrace to the rear and path leading to an area currently used with a hot tub. The garden is laid mainly to lawn with planters and mature shrubs and flowers. Block built storage shed with corrugated roof and wooden access door and PVCu window.



For more photos please see www.pjchomes.co.uk

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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