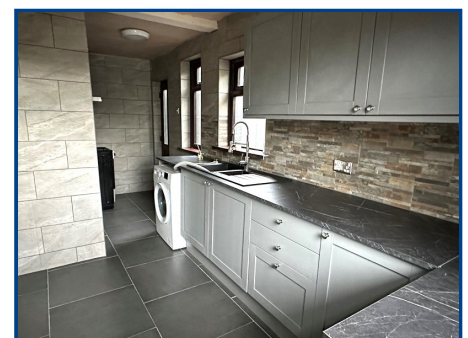
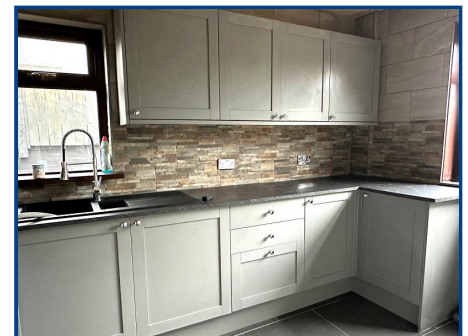


**Glan Y Mor Avenue
Port Talbot
Neath Port Talbot.**

Price **£154,000**



- SEMI DETACHED PROPERTY
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- CONSERVATORY
- GROUND FLOOR WC.
- GARDENS & DRIVEWAY



General Description

This property is in need of some upgrading but benefits from a new kitchen and bathroom and is situated in the very popular location of Margam and is in close proximity to the Port Talbot Town Centre with all its amenities and has good access to the M4 Motorway. This property would be ideal for a first time buyer. Council Tax Band B.

EPC Rating: D62

Glan Y Mor Avenue, Port Talbot, Neath Port Talbot.

Property Description

Offered for sale is this three bedroom semi detached property with the accommodation comprising of the above mentioned bedrooms, entrance hall, two reception areas, conservatory, W.C., new fitted kitchen and new bathroom/W.C. to the first floor. The property benefits from having gas central heating, double glazing, gardens to the front and rear together with driveway for off road parking. The property does require some upgrading.

Hall

Tiled floor, stairs to the first floor and understairs storage cupboard.

Cloakroom/W.C.

Comprising low level W.C. Respotex panelling to walls, vinyl flooring and double glazed obscure window to the front.

Lounge (10' 08" x 10' 05") or (3.25m x 3.18m)

Coved and textured ceiling, laminate floor, radiator and double glazed window to the front.

Sitting Room (14' 05" x 10' 08") or (4.39m x 3.25m)

Two recess alcoves, coved and textured ceiling, laminate floor and radiator. Patio doors leading into conservatory.

Kitchen (18' 05" x 7' 03"Max Max) or (5.61m x 2.21m Max)

Fitted with a range of base and wall units with worktops over incorporating one and half bowl sink and drainer. Plumbing for washing machine, cooker with extractor fan over, tiled walls and floor. Double glazed windows to the side and rear and double glazed door to the side.

Conservatory (11' 02" x 8' 07") or (3.40m x 2.62m)

Of dwarf brick wall construction with polycarb roof and double glazed windows, double glazed doors to the side and rear, tiled floor, radiator.

First Floor Landing

Tiled floor and double glazed window to the front.

Bedroom 1 (12' 03" x 10' 05") or (3.73m x 3.18m)

Fitted wardrobes, laminate floor and double glazed window to the rear.

Bedroom 2 (10' 05" x 8' 01") or (3.18m x 2.46m)

Access to loft, gas central heating boiler and coved ceiling. Radiator and double glazed window to the rear.

Bedroom 3 (10' 07" x 10' 07") or (3.23m x 3.23m)

Original floorboards, radiator and double glazed window to the front.

Bathroom/W.C. (10' 07" x 4' 08") or (3.23m x 1.42m)

Comprising bath with waterfall mixer tap, vanity wash hand basin and low level W.C. Fully tiled shower enclosure, respotex panelling to walls, vinyl flooring and radiator. Double glazed obscure window to the front.

Outside

Enclosed front garden laid to gravel with driveway to side accessed by double gates, pedestrian gate leading to good size enclosed rear garden laid mainly to patio and two good size storage sheds.

Broadband and Mobile phone

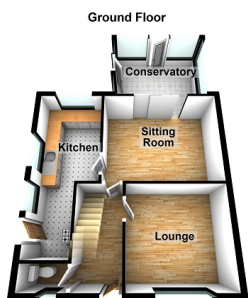
Broadband is available in the vicinity and the mobile phone signal in the area is deemed to be good.

Tenure

Not Specified

Council Tax

B



Important notice

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Professional Services

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