



**Ruskin Avenue,**

**PORT TALBOT**  
offers over £190,000

- Large enclosed rear garden!
- Walking distance to the beach!
- Two reception rooms!
- New Central heating throughout!
- EPC Rating: B



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## About the property

For sale this spacious three bedroom semi-detached home is now available in Ruskin Avenue, Port Talbot. Conveniently located to well renowned local schools, public transport routes and Port Talbot Town Centre! Boasting less than a 10 minute walk to Aberavon Sea Front and excellent links to the M4 corridor.

The home is approached via a paved garden to the entrance. Internally, the home comprises of an entrance hallway, with stairs to the first floor and a door through to the front lounge. Following on from the lounge, the home further leads to another reception room, the family bathroom and kitchen with ample storage and worktop space. The home benefits brand new central heating throughout.

To the first floor, the property boasts three generous bedrooms.

Externally, the home benefits from a sizable enclosed rear garden, providing excellent space with potential for further development or landscaping. In addition, there is a partially constructed garage, offering scope for completion or adaptation to suit a range of uses.

Viewings are highly recommended to appreciate what this home has on offer!

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

## Accommodation

### Lounge

15' 3" x 11' 1" ( 4.65m x 3.38m )

### Dining Room

11' 8" x 8' 6" ( 3.56m x 2.59m )

### Kitchen

11' 8" x 7' 8" ( 3.56m x 2.34m )

### Family Bathroom

### Bedroom One

18' 7" x 8' ( 5.66m x 2.44m )

### Bedroom Two

11' 8" x 7' 7" ( 3.56m x 2.31m )

### Bedroom Three

9' 5" x 8' 8" ( 2.87m x 2.64m )