



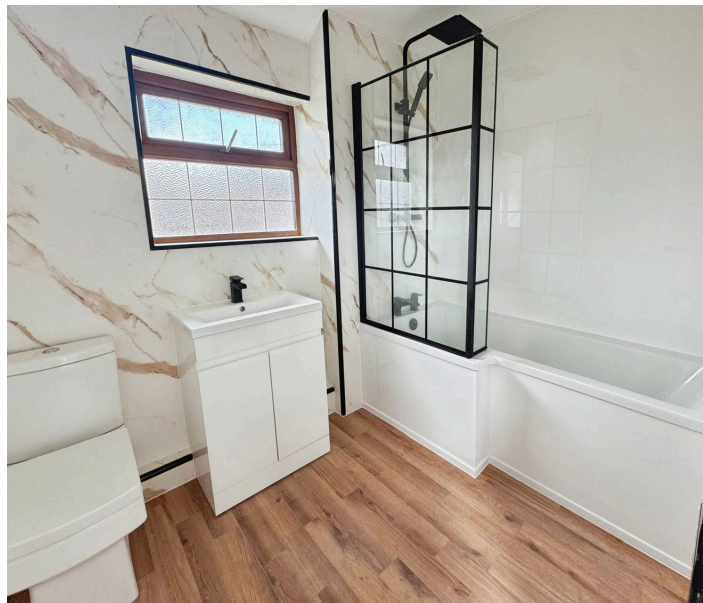
**16 Phoenix Avenue, Port Talbot – SA13 2LS**  
Port Talbot

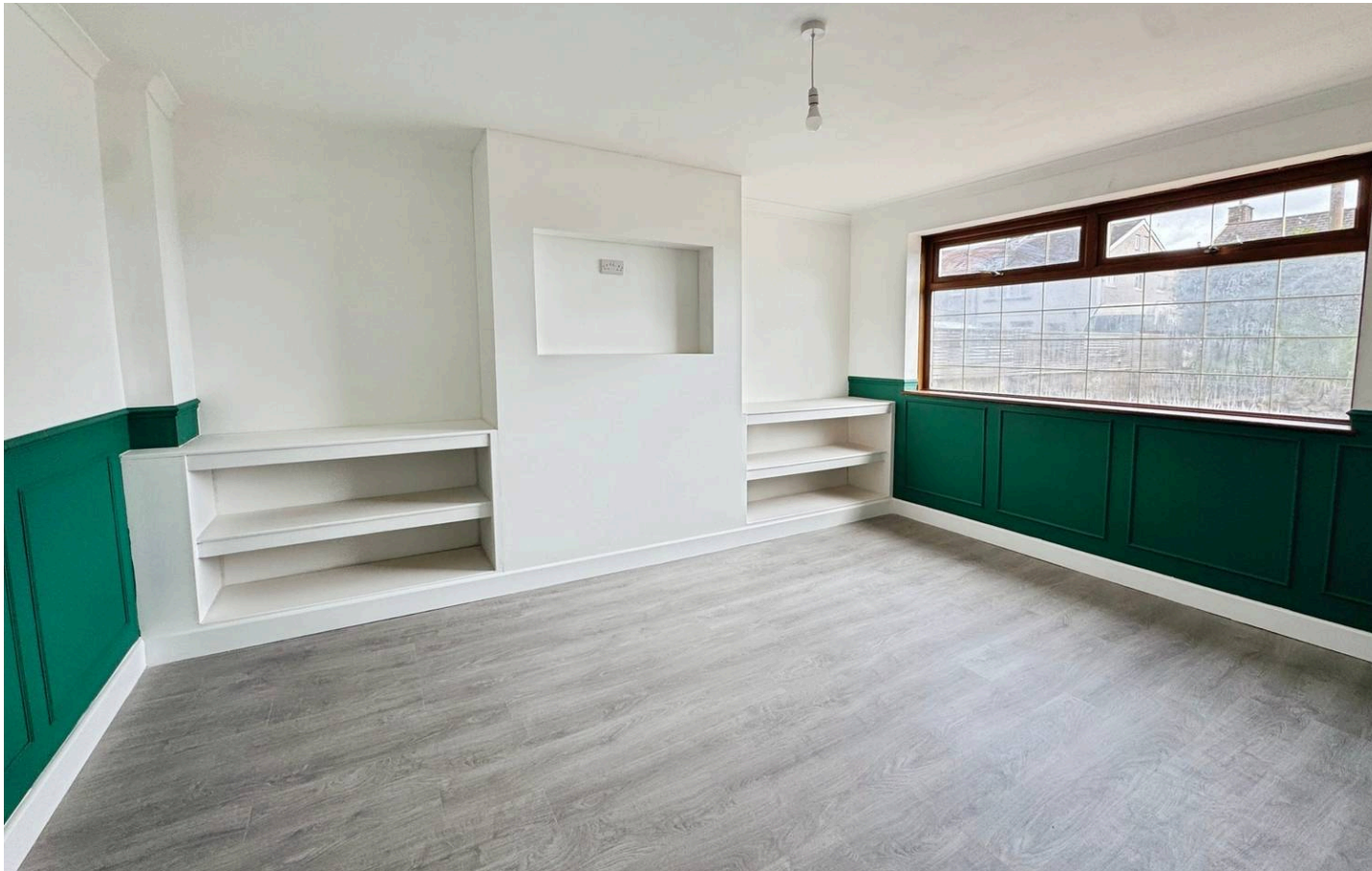
Offers Over **£200,000**

# 16 Phoenix Avenue

## Port Talbot

This beautifully refurbished three bedroom semi detached house presents an ideal opportunity for first time buyers seeking a modern and comfortable home. The property opens to a spacious reception room, offering a welcoming space for relaxation or entertaining guests. The contemporary kitchen/diner is thoughtfully designed for family meals and gatherings, complemented by a separate utility room for added convenience. Each of the three well-proportioned bedrooms provides ample space for restful nights and flexible living arrangements. The house has been tastefully updated throughout, with stylish finishes and neutral décor that will appeal to a variety of tastes. Additional benefits include off road parking and a garage, ensuring practical storage and secure vehicle accommodation. The property is conveniently located close to the M4 corridor, making commuting and access to local amenities straightforward and efficient. With its blend of modern features, practical layout and excellent location, this semi detached home offers a superb balance of comfort and convenience. Early viewing is highly recommended to fully appreciate the quality and potential this property has to offer.





- Three bedroom semi detached house
- Front and rear gardens
- Off road parking/ Garage
- Kitchen/diner plus utility
- Reception room
- Ideal first time purchase
- Refurbished throughout
- Close to M4 corridor

#### **Entrance**

Via PVCu door leading into the entrance hall, coved ceiling, storage cupboard and non slip flooring. Staircase leading to the first floor with fitted carpet.

#### **Reception room**

14' 11" x 12' 1" (4.54m x 3.69m)

Coved ceiling, part emulsioned/part panelled walls, PVCu double glazed window overlooking the front of the property, radiator and media wall.

#### **Dining area**

10' 8" x 10' 11" (3.26m x 3.33m)

Coved ceiling, down lights, PVCu French doors leading out to the rear garden, PVCu obscure window overlooking the side of the property, radiator and vinyl flooring. Opening for feature decorative fire. Opening into the kitchen.

#### **Kitchen**

10' 10" x 7' 4" (3.30m x 2.24m)

Coved ceiling, down lights, part emulsioned/ part tiled walls, PVCu double glazed window overlooking the rear garden and non slip vinyl flooring. A range of wall and base units with a complementary work surface housing stainless steel sink and drainer. Integrated electric oven and induction hob. Integrated fridge/freezer. Breakfast bar area. Opening into the utility room.



**Utility room**

10' 11" x 3' 3" (3.32m x 0.99m)

Radiator and vinyl flooring. Gas combination boiler. Plumbing for automatic washing machine.

**First floor landing**

Via stairs with fitted carpet. Coved ceiling PVCu double glazed window overlooking the side of the property and fitted carpet. Four doors leading off.

**Bathroom**

8' 11" x 6' 2" (2.71m x 1.87m)

Down lights, respatex walls, PVCu obscure double glazed window overlooking the rear of the property, towel rail radiator and non slip flooring. Three piece suite comprising low level WC, vanity sink unit and kidney shaped bath with glass privacy screen and overhead shower.

**Bedroom 1**

14' 7" x 11' 6" (4.44m x 3.50m)

PVCu double glazed window overlooking the front of the property, radiator, built in wardrobes and fitted carpet.

**Bedroom 2**

11' 5" x 9' 11" (3.49m x 3.03m)

PVCu double glazed window overlooking the rear of the property, radiator, built in wardrobe and fitted carpet

**Bedroom 3**

11' 7" x 7' 5" (3.53m x 2.26m)

PVCu double glazed window overlooking the side of the property, radiator and fitted carpet.

**Outside**

Enclosed rear garden with an area laid to decking, decked pathway leading to the rear of the garden which leads to a storage shed. The remainder of the garden is laid to artificial grass. The front garden is laid to decorative chippings suitable for parking up to two vehicles. Step leading down to small patio area.

**Garage**

Located to the rear of the property. Electric up and over doors. Power and lighting.







## Payton Jewell Caines

Payton Jewell Caines, 53 Station Road – SA13 1NW

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