



54 Depot Road, Cwmavon – SA12 9BA
Port Talbot

£200,000

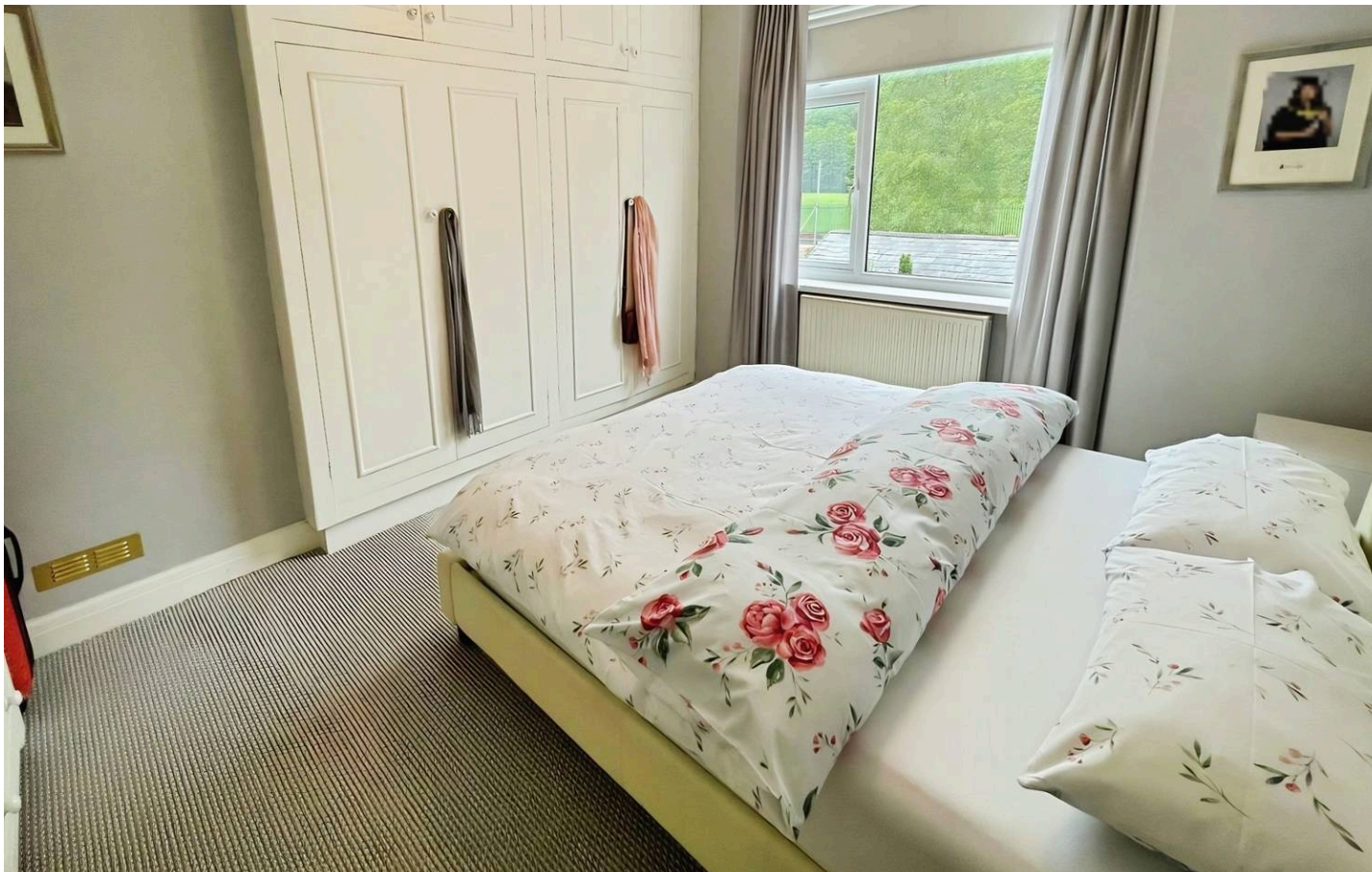
54 Depot Road

Cwmavon, Port Talbot

This extended two bedroom traditional semi detached house offers spacious and versatile accommodation, ideal for a range of buyers. The property features a welcoming entrance hall leading to a generous lounge, perfect for relaxing or entertaining. The kitchen/diner is well appointed and provides ample space for cooking and dining, making it the heart of the home. A bright sun room creates an additional living area, ideal for enjoying natural light throughout the day. Upstairs, there are two well proportioned bedrooms, both offering comfortable accommodation, along with a modern family bathroom. The property also benefits from an occasional attic room, which could be used as a study, hobby room or for additional storage (subject to relevant regulations). Practical features include a detached garage and off road parking, providing convenience and peace of mind. This home is presented in good order throughout and blends traditional character with modern touches. Located in a popular residential area, the property is well placed for access to local amenities, schools and transport links. Viewing is highly recommended to fully appreciate the space and flexibility this attractive semi detached house has to offer.

- Extended two bedroom traditional semi detached house
- Occasional attic room
- Detached garage
- Off road parking
- Kitchen/diner
- Sun room





Entrance

Via PVCu double glazed opaque door and two PVCu opaque windows to the front of the property leading into the entrance hall finished with radiator and laminate flooring. Stairs leading to the first floor. Under stair storage cupboard.

Lounge

14' 0" x 9' 11" (4.26m x 3.03m)

Measurements into the bay. Coved ceiling, bay window overlooking the front of the property, two arch recesses, emulsioned walls with dado rail, feature fireplace with marble effect hearth and composite surround and laminate flooring.

Kitchen/diner

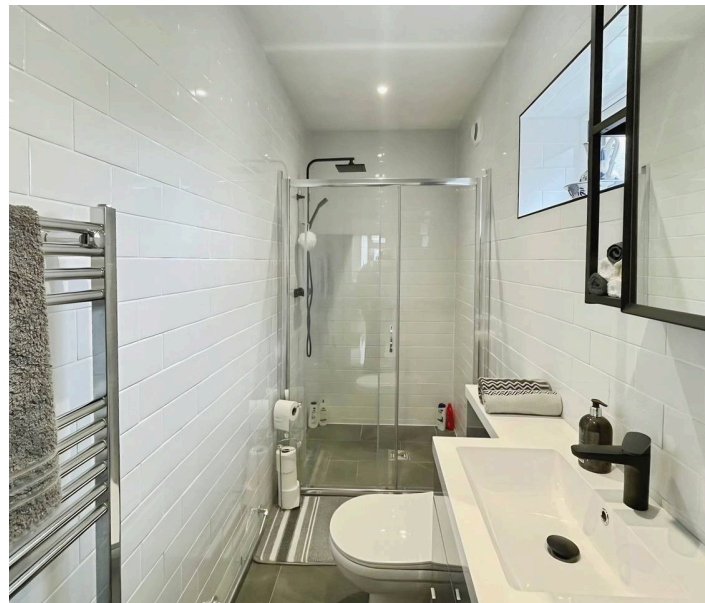
18' 1" x 10' 11" (5.50m x 3.34m)

Down lights, PVCu double glazed window to the side of the property, PVCu double glazed door leading to the side of the property, radiator and ceramic tiled flooring. A range of wall and base units with complementary quartz style work surfaces with quartz style splash backs. Five ring gas hob, electric oven and microwave. Space for washing machine and tumble dryer. Further brick effect ceramic tiled splash backs. Belfast sink with drainer and swan neck mixer tap. Opening to sun room.

Sun Room

11' 7" x 10' 0" (3.52m x 3.05m)

Down lights, partial glass roof, emulsioned walls, vertical wall mounted radiator, double glazed sliding patio door to the rear garden and ceramic tiled flooring.



Shower Room

11' 7" x 3' 11" (3.52m x 1.20m)

Down lights, extractor fan, double glazed opaque window overlooking the side of the property, ceramic tiled walls, chrome effect heated towel rail and ceramic tiled floor. Three piece suite comprising low level WC, wash hand basin set within vanity unit with mixer tap and shower cubicle with rain shower attachment

First floor landing

Via stairs with fitted carpet. Double glazed window overlooking the side of the property, radiator, double glazed window overlooking the front of the property. Stairs leading to the attic.

Bedroom 1

14' 0" x 11' 8" (4.27m x 3.56m)

Measurements into the bay. Coved ceiling, emulsioned walls, PVCu double glazed bay window overlooking the front of the property, radiator, dado rail and fitted carpet.

Bedroom 2

11' 9" x 10' 6" (3.59m x 3.20m)

PVCu double glazed window overlooking the rear of the property, radiator, built in wardrobes and overhead storage, emulsioned walls and fitted carpet.

Bathroom

7' 5" x 6' 0" (2.27m x 1.82m)

Respatex walls, PVCu double glazed window overlooking the rear of the property, radiator and vinyl flooring. Three piece suite comprising low level WC, pedestal wash hand basin and panelled bath with overhead mixer shower with rainforest attachment. Airing cupboard.

Second floor landing

Via stairs to attic room.

Attic room

18' 3" x 11' 5" (5.55m x 3.48m)

Two Velux windows to the rear of the property, wood effect beams, emulsioned walls, radiator, eaves storage and laminate flooring.

Outside

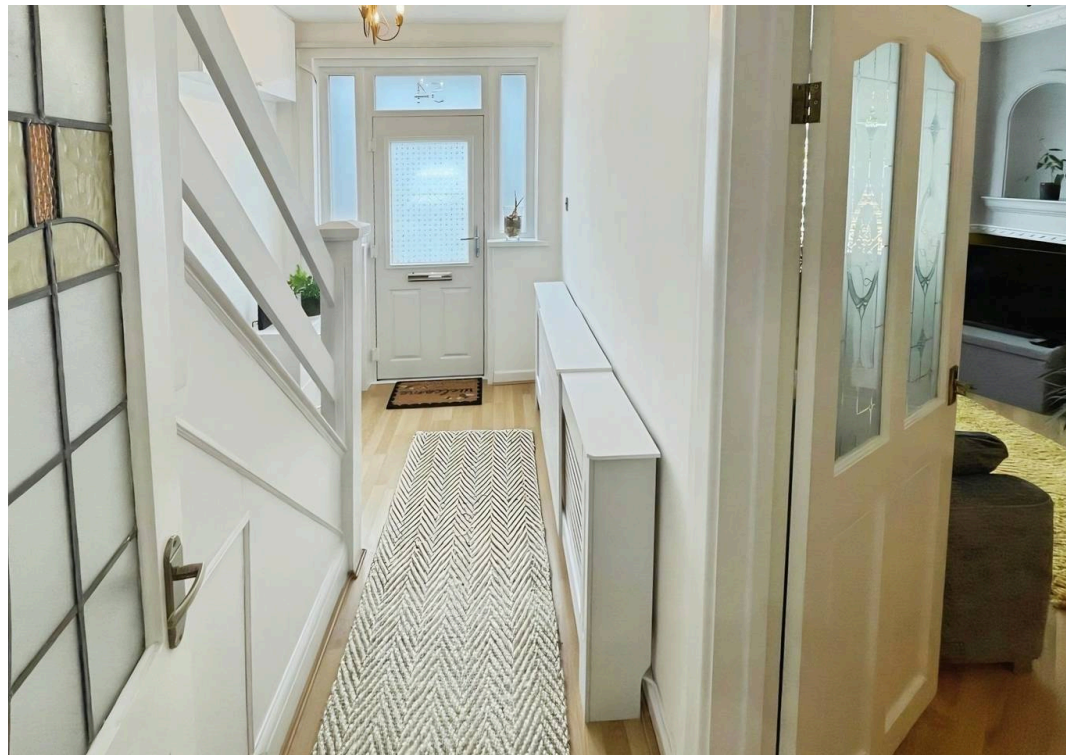
Retaining brick wall and fencing to the front of the property. Resin Driveway and steps leading up to a resin frontage. Fence and gate to the side of the property giving access to the garage. Outside water tap. Enclosed rear garden laid to patio with shale borders, brick built storage shed and outside WC. Gated access to the to the side of the property.

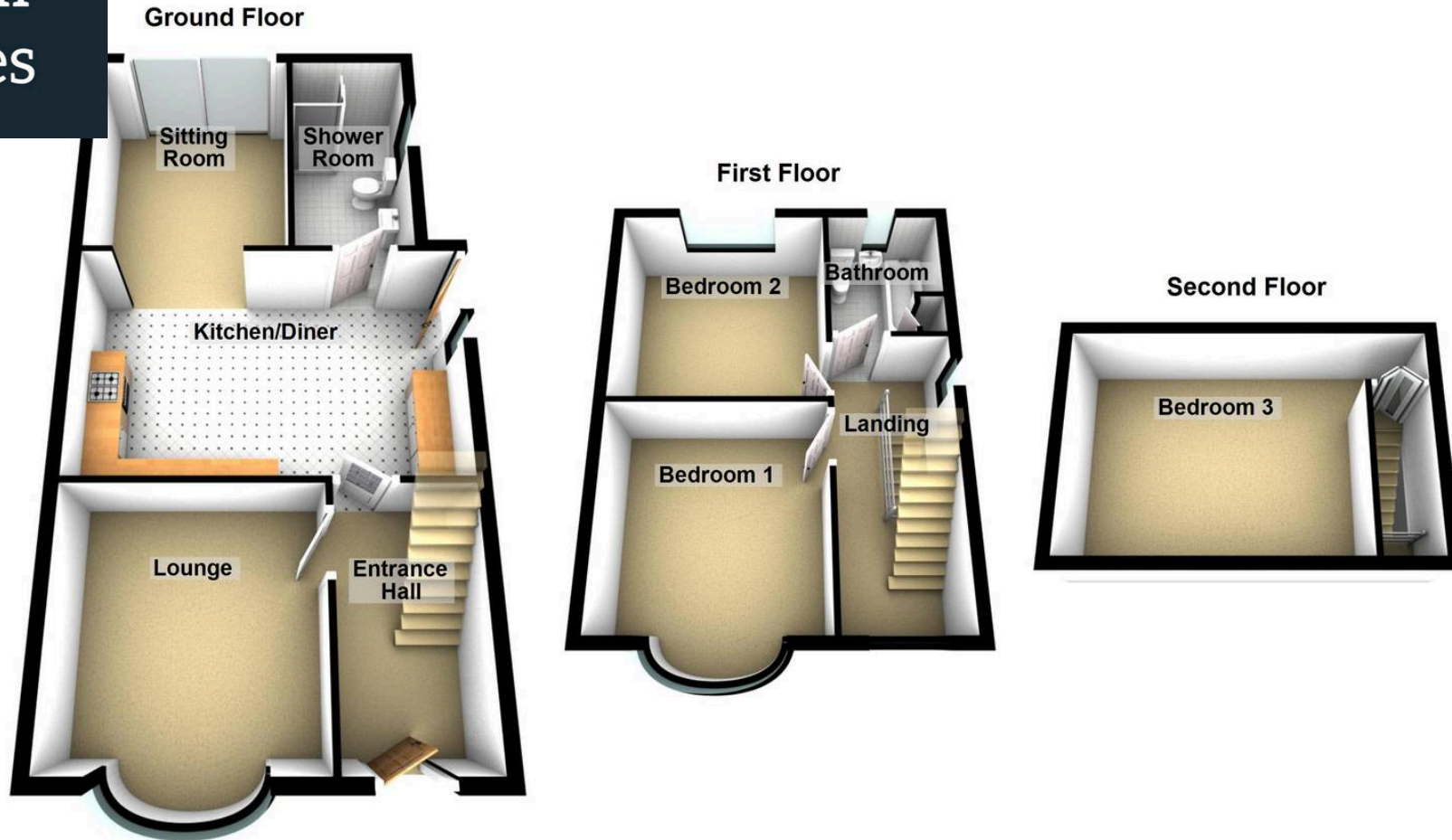
Detached Garage

14' 3" x 10' 11" (4.34m x 3.32m)

PVCu double glazed window and door to the side of the garage providing access to the rear garden. Electric roller door to the front. Power points and lighting.







54 Depot Road, Cwmavon

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