



37 Moorland Road, Port Talbot

£195,000 Freehold

Three Bedroom Semi Detached House • Open Plan Lounge / Diner • Utility Room and W.C. • Large Rear Garden • Driveway and Integral Garage • Directly overlooking Vivian Park • Close to Local Schools, Shops and Amenities • Close to Aberavon Beach

DanielMatthew
ESTATE AGENTS



Council Tax band: C

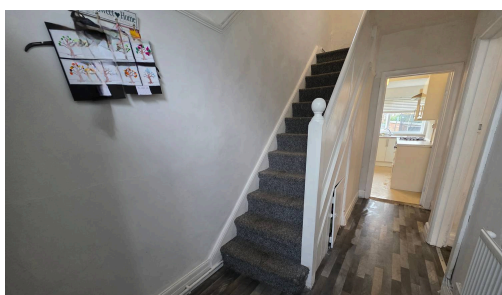
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



- › Three Bedroom Semi Detached House
- › Open Plan Lounge / Diner
- › Utility Room and W.C.
- › Large Rear Garden
- › Driveway and Integral Garage
- › Directly overlooking Vivian Park
- › Close to Local Schools, Shops and Amenities
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Hallway

Access via Upvc front door. Emulsioned ceiling with pendant light, emulsioned walls, radiator, vinyl flooring, stairs to first floor accommodation and doors leading off.

Lounge / Diner

31' 4" x 12' 1" (9.56m x 3.68m)

Emulsioned ceilings with pendant lights, emulsioned and wallpapered walls, two radiators, fitted carpet, front facing Upvc double glazed window with fitted vertical blinds and rear facing Upvc double glazed French doors with fitted vertical blinds.

Kitchen

13' 0" x 6' 2" (3.96m x 1.87m)

Emulsioned ceiling, pendant light, emulsioned walls, radiator, vinyl tiled flooring, rear facing Upvc double glazed window with Venetian blind. Room fitted with a range of white gloss floor and wall cupboards and complementary laminate worktops. Stainless steel sink and drainer with mixer tap. Under counter space for two appliances, built in stainless steel four ring gas hob with overhead extractor hood and built in electric oven below. Under stair storage cupboard. Door into utility room.



Utility Room

8' 7" x 5' 2" (2.61m x 1.58m)

Emulsioned ceiling with pendant light, emulsioned walls, radiator, vinyl flooring. Rear facing Upvc frosted double glazed window and Upvc double glazed door leading to the rear garden. Room fitted with white w.c. and plumbing for washing machine. Door into garage.

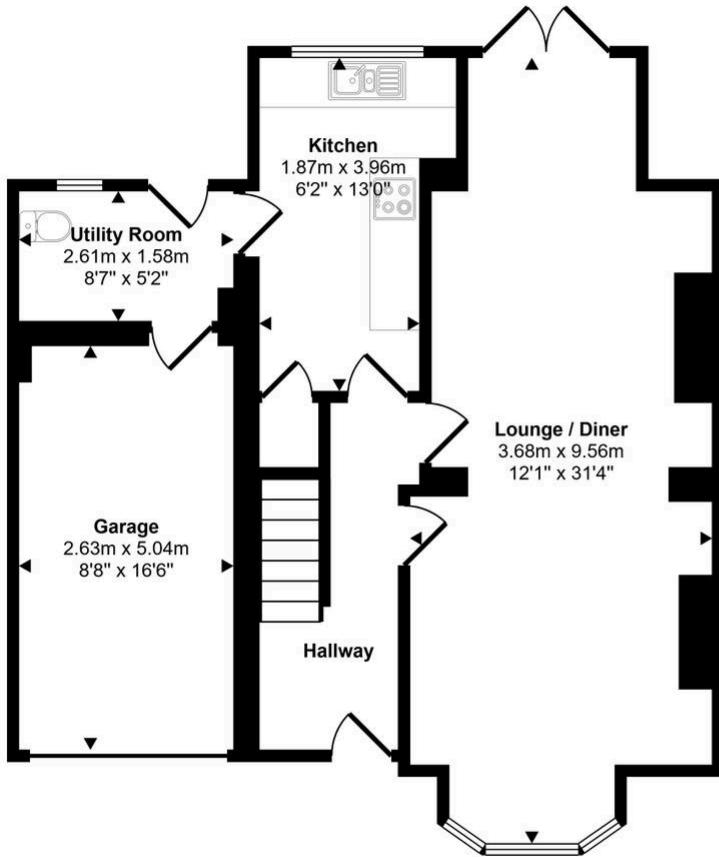


GARDEN

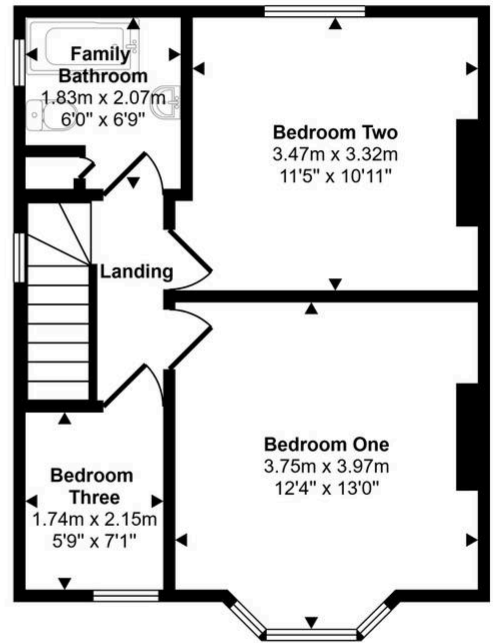
Front garden is bounded on three sides by brick and block walls and is laid to concrete, providing off road parking. Rear garden is bounded on three sides by brick walls and wood fencing. Large paved patio directly off the rear of the property. Garden laid mainly to lawn with a brick built shed at the rear of the garden.



Approx Gross Internal Area
107 sq m / 1153 sq ft



Ground Floor
Approx 68 sq m / 731 sq ft



First Floor
Approx 39 sq m / 422 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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