

Payton  
Jewell  
Caines



34 Seaward Avenue, Port Talbot – SA12 7LT  
Port Talbot

£175,000



## 34 Seaward Avenue

Port Talbot

Discover this charming three-bedroom semi-detached house. Boasting two spacious reception rooms, the property offers versatile living spaces. The well-equipped kitchen is complemented by a handy utility room. Enjoy the practicality of a downstairs WC, adding to the overall functionality of the home. Step outside to an enclosed rear garden, providing a private outdoor space perfect for children to play or gardening. This delightful semi-detached property is an excellent choice for families or those looking to settle in a neighbourhood. Near the sea. Don't miss the opportunity to make this house your new home.





- Three bedroom semi detached house
- Two reception rooms
- Kitchen plus utility
- Downstairs WC
- Enclosed rear garden
- No ongoing chain



**Entrance**

Via PVCu double glazed front door into the entrance hall finished with small double glazed window, storage cupboard. Stairs leading to the first floor.

**Reception 2**

9' 7" x 10' 6" (2.93m x 3.21m)

Emulsioned walls, double glazed window overlooking the rear garden, two cupboards, electric fire with surround, radiator and laminate flooring.

**Reception 1**

10' 8" x 13' 11" (3.24m x 4.25m)

Emulsioned walls, double glazed window overlooking the rear garden, radiator and laminate flooring.

**Kitchen**

6' 10" x 11' 11" (2.09m x 3.64m)

Down lights, two PVCu double glazed windows overlooking the front of the property, radiator, emulsioned walls with tiling to splash back areas and tiled flooring. Baxi combination boiler. A range of wall and base units with complementary roll edge work surfaces. Stainless steel single drainer sink with mixer tap. Electric oven, gas hob with overhead extractor hood. Breakfast bar. Integrated dishwasher. Door leading to utility.

**Utility**

9' 0" x 10' 5" (2.74m x 3.18m)

PVCu double glazed doors leading to the front of the property and to the rear of the property. Access to loft, down lights, PVCu double glazed window overlooking the rear garden, radiator and tiled flooring. A range of base units with complementary work surfaces. Door to downstairs WC.

**WC**

3' 7" x 4' 10" (1.10m x 1.47m)

PVCu double glazed window, extractor, radiator and part emulsioned/part ceramic tiled walls and tiled flooring. Two piece suite comprising wall mounted sink and low level WC.

**First floor landing**

Via stairs with fitted carpet and wooden balustrade. PVCu double glazed window overlooking the front of the property, access to loft, emulsioned walls and fitted carpet.

**Bathroom**

6' 2" x 8' 2" (1.87m x 2.48m)

Downlights, extractor fan, shaver point, PVCu double glazed window overlooking the side of the property, part emulsioned/part tiled walls, towel rail and tiled flooring. Suite comprising panelled bath, pedestal wash hand basin, electric shower and WC.

**Bedroom 1**

10' 8" x 11' 5" (3.26m x 3.48m)

PVCu double glazed window overlooking the rear garden, radiator and fitted carpet.

**Bedroom 2**

10' 8" x 12' 8" (3.26m x 3.85m)

Emulsioned walls, PVCu double glazed window overlooking the rear garden, radiator, built in storage and fitted carpet.

**Bedroom 3**

7' 1" x 10' 1" (2.16m x 3.07m)

PVCu double glazed window overlooking the front of the property, built in storage, radiator, emulsioned walls and laminate flooring.

**Outside**

Enclosed rear garden laid to lawn with footpath leading to the rear of the garden, brick storage shed with power (2.56m x 2.69m) and area laid to concrete. Enclosed paved front garden with ramp access to front door and external porch.

**Note**

Non standard construction with appropriate certificates for mortgage.





## Payton Jewell Caines

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