



36 Western Avenue, Port Talbot – SA12 7LS

Port Talbot

£180,000

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Welcome to this inviting three-bedroom semi-detached non-traditional build home, perfectly positioned in a sought-after area with great local amenities and transport links nearby. Step inside and you'll find a spacious living area that's ideal for relaxing or entertaining friends. The kitchen is modern and practical, with plenty of storage and room for family meals, plus there's a handy utility room and a convenient downstairs W.C (perfect for guests or busy mornings). Upstairs, you'll discover three well-proportioned bedrooms, offering comfortable spaces for family, guests, or a home office if needed. The bathroom is fresh and functional, providing everything you need for daily routines. This home has a warm and welcoming feel throughout, making it an ideal choice for first-time buyers looking to get on the property ladder. With its blend of comfort, practicality, and a location that puts you close to everything you need, this property is ready for you to move in and make your own. Don't miss your chance to view this lovely home and see for yourself how it could be the perfect fit for your next chapter. Book your viewing today and start picturing your life in this fantastic spot.

- Three bedroom semi-detached
- Situated in popular area
- Downstairs W.C and Utility
- Large rear garden
- Ideal first time buy
- Non-traditional build





Entrance

Via PVCu door into the porch finished with artexed ceiling, emulsioned walls and laminate flooring. Door into the hallway with PVCu double glazed window to the side of the property, radiator and fitted carpet. Under stairs storage area. Three doors leading off.

Reception room one

11' 7" x 9' 6" (3.52m x 2.90m)

Emulsioned and coved ceiling, PVCu double glazed window overlooking the front of the property, radiator and laminate flooring

Reception room two

14' 1" x 10' 8" (4.29m x 3.24m)

Emulsioned and coved ceiling, PVCu double glazed window overlooking the front of the property and radiator.

Kitchen

12' 10" x 6' 11" (3.91m x 2.11m)

Artexed ceiling, part emulsioned/part tiled walls, PVCu double glazed window overlooking the side of the property and non slip flooring. A range of wall and base units with a complementary work surface housing a stainless steel sink and drainer. Space for fridge and space for cooker. Door into inner hallway.



Inner hallway

Respatex ceiling, PVCu door leading out to the rear garden and vinyl flooring. Two doors leading off.

Downstairs WC

5' 2" x 2' 4" (1.58m x 0.72m)

Respatex ceiling, stone walls, small window with obscure glass and non slip flooring. Low level WC.

Utility

10' 0" x 7' 0" (3.06m x 2.13m)

Respatex ceiling, painted stone walls, PVCu double glazed window to the rear of the property, single glazed window with obscure glass and fitted carpet. Plumbing for automatic washing machine and space for tumble dryer. Space for fridge/freezer.

Landing

Emulsioned ceiling and walls, loft access, fitted carpet, and UPVC double glazed window.

Family bathroom

5' 5" x 6' 1" (1.65m x 1.86m)

Respatex ceiling, half tiled walls, non slip flooring, obscured UPVC window and chrome towel rail radiator. Low level W.C, bath with shower overhead, wash hand basin, and built in cupboard housing the boiler.

Bedroom one

10' 9" x 11' 2" (3.28m x 3.41m)

Emulsioned ceiling and walls, fitted carpet, radiator and UPVC window. Measurements are to the freestanding wardrobes.

Bedroom two

11' 0" x 11' 5" (3.35m x 3.48m)

Emulsioned ceiling and walls, fitted carpet, radiator, UPVC window and built in storage.

Bedroom three

7' 1" x 10' 0" (2.15m x 3.06m)

Papered ceiling, part papered / part emulsioned walls, fitted carpet, radiator and UPVC window. Built in storage cupboard.

Outside

Enclosed rear garden with an area laid to concrete ideal for garden furniture, wooden gate and stone wall leading to a section laid to lawn with pathway to the rear with wooden shed. Mature shrubs and plants. Wrought iron gate with pathway leading to the front door. The front garden is laid to lawn. Side access to the rear of the property via wooden gate.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales



Payton Jewell Caines

Payton Jewell Caines, 53 Station Road – SA13 1NW

01639891268 • porttalbot@pjchomes.co.uk • pjchomes.co.uk/

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