



8 Brooklyn Gardens, Port Talbot – SA12 7PJ
Port Talbot

£250,000

8 Brooklyn Gardens

Port Talbot

Discover this delightful three-bedroom semi-detached bungalow, perfectly positioned in a sought-after area that offers both tranquility and convenience. This charming property combines spacious living accommodation with a highly practical layout, making it an ideal home for families, professionals, or those looking to downsize without compromising on space.

Step inside to find an inviting open plan lounge and dining room, designed to maximise natural light and create a warm, welcoming atmosphere. This flexible living space is perfect for relaxing with family, entertaining guests, or enjoying everyday dining in comfort and style. The seamless flow between lounge and dining areas ensures a versatile environment adaptable to your lifestyle.

The fitted kitchen is thoughtfully arranged to provide ample storage and work surfaces, ideal for preparing meals with ease. Bright and functional, it offers a great layout to inspire your culinary creativity while keeping you connected to the main living areas.

Accommodation throughout the bungalow is generously proportioned, featuring three well-sized bedrooms that can comfortably accommodate family members, guests, or even a home office. The single bathroom is conveniently situated to serve the whole household and provides a clean, practical space with all essential fittings.





Externally, the property benefits from a private driveway and an attached garage, providing secure off-road parking and excellent additional storage options. The front garden adds to the home's kerb appeal, creating an attractive setting that complements this lovely bungalow.

Set in a sought-after neighbourhood, this home enjoys excellent access to a range of local amenities including schools, shops, and transport links, ensuring that everything you need is within easy reach. Whether you are looking for a peaceful retreat or a convenient base close to urban facilities, this location offers the best of both worlds.

This semi-detached bungalow truly offers spacious accommodation throughout, combining comfort, practicality, and style. Its well-planned layout and desirable features make it a wonderful opportunity to secure a home where you can settle and grow. Early viewing is highly recommended to fully appreciate everything this property has to offer.

We have been informed by the vendor that the property is held freehold but we have not inspected the title deeds.



- Three bedroom semi-detached bungalow
- Open plan lounge/diner
- Spacious throughout
- Driveway with garage
- Situated in sought after area

Hallway

Access via composite front door. Stippled and coved ceiling. Emulsion walls. Fitted carpet. Door into lounge/diner.

Kitchen

11' 7" x 10' 10" (3.54m x 3.29m)

Stippled ceiling and coved. Emulsioned walls with tiles to splash back. Front facing PVCu double glazed window. Side facing composite door leading out to the side of the property. Radiator. Tiled flooring. Kitchen is fitted with a range of wall and base units with complementary work surfaces. Under counter space for washing machine. Integral dishwasher, and low level integral fridge and freezer. Inset stainless steel sink and drainer. Built in oven with grill above. Inset induction hob with extractor fan above. Cupboard housing gas fired boiler.

Lounge / Diner

23' 10" x 11' 9" (7.26m x 3.59m)

Skimmed and coved ceiling. Papered walls. Radiator. Front facing PVCu double glazed French doors. Radiator. Fitted carpet. Wall mounted electric fire with decorative fireplace. Space for dining furniture.

Inner hallway

Artexed ceiling. Loft access hatch. Emulsion walls. Fitted carpet. Storage cupboard housing the water tank. Doors leading off.

Bathroom

8' 2" x 5' 7" (2.50m x 1.70m)

Skimmed and coved ceiling . Inset spotlight. Tiled walls. Side facing frosted PVCu double glazed window. Chrome wall towel rail heater. LVT flooring. Room is fitted with a three piece suite comprising low level W.C., pedestal wash hand basin, p shaped bath with wall mounted electric shower and curved shower screen.

Bedroom one

12' 7" x 8' 8" (3.84m x 2.63m)

Artexed and coved ceiling. Emulsion walls. Rear facing PVCu double glazed window and double glazed French doors leading to the rear garden. Radiator. Fitted carpet.

Bedroom two

11' 9" x 7' 6" (3.57m x 2.29m)

Artexed ceiling and coved. Emulsion walls. Rear facing triple glazed window. Radiator. Fitted carpet.

Bedroom three

8' 9" x 7' 10" (2.67m x 2.40m)

Stippled and coved ceiling. Emulsion walls. Side facing PVCu double glazed window. Radiator. Fitted carpet.

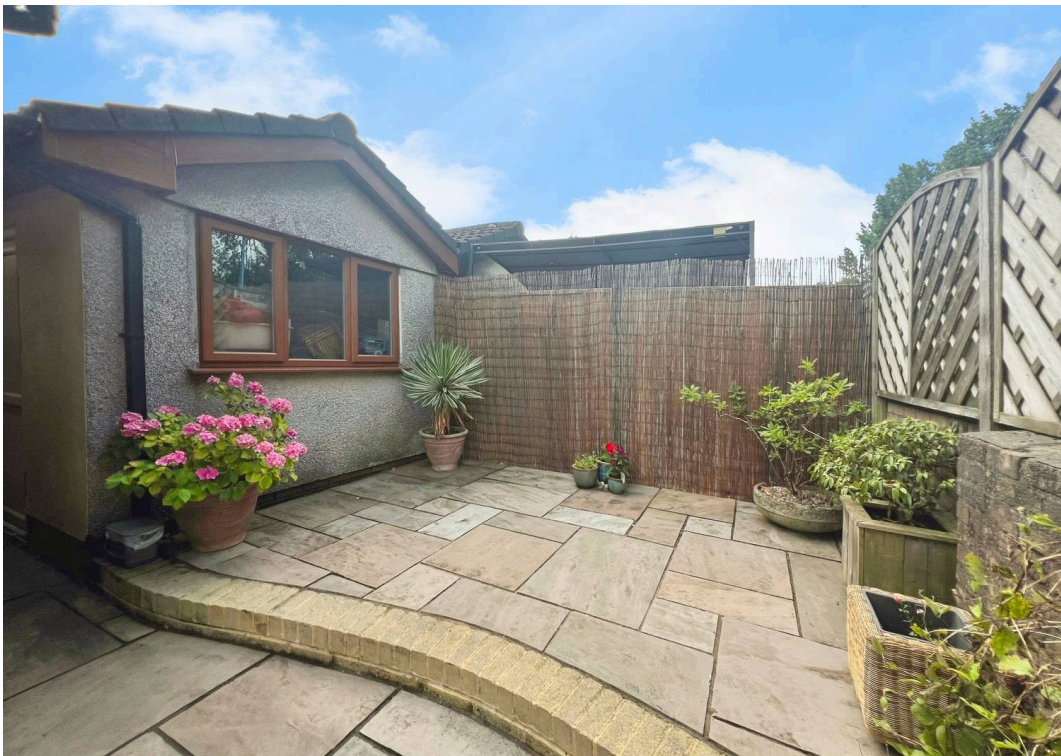
Outside

To the rear the garden is bounded on three sides by fence and two sides by wall. Garden is laid to Indian sand stone paving slabs. Path leads down the side of the property to a gate given access to the front garden. The front the property is open fronted laid mainly to lawn. Bounded on one side by wall and railings. There is a driveway leading to the garage. Driveway creating off road parking for up to two cars. Footpath to front door. Garden is planted with trees and shrubs. Outside tap to the side.

Garage

24' 4" x 9' 2" (7.41m x 2.80m)

Garage accessed via traditional up and over door. Courtesy door to the rear. Power installed.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		



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