



160 Water Street, Aberavon, Port Talbot, Glamorgan, SA12 6LL

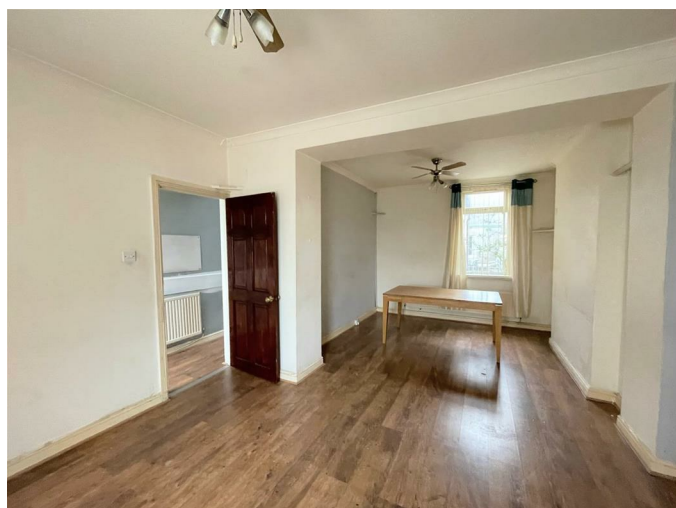
Offers In The Region Of £95,000

Situated on a level location affording easy access for the M4 motorway, Aberavon seafront and a short distance from all amenities and facilities at Port Talbot Town Centre, a mid-terraced house which would benefit from a programme of modernisation and improvement, however, possessing good size accommodation over 2 floors to include lounge/dining room, kitchen and bathroom with separate w.c. to the ground floor and 3 bedrooms to the first floor. Outside, there is an enclosed rear yard area with brick built garden shed.

Composite front entrance door into:



Living Room 21'4" x 11'7" (6.508m x 3.551m)



With Adam style feature fireplace, laminate flooring, 2 double glazed windows to front, two radiators, coved ceiling.

Kitchen 12'6" x 9'7" (3.817m x 2.945m)



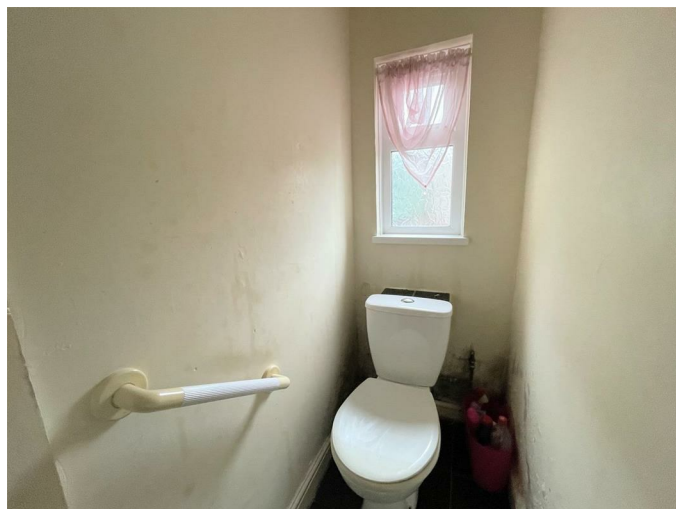
Fitted with a range of base and wall units in light oak with black fitted work surfaces, stainless steel sink unit, space for cooker, washing machine and fridge/freezer, tiled floor, part tiled walls, double glazed window and door to rear, radiator.



Lobby area

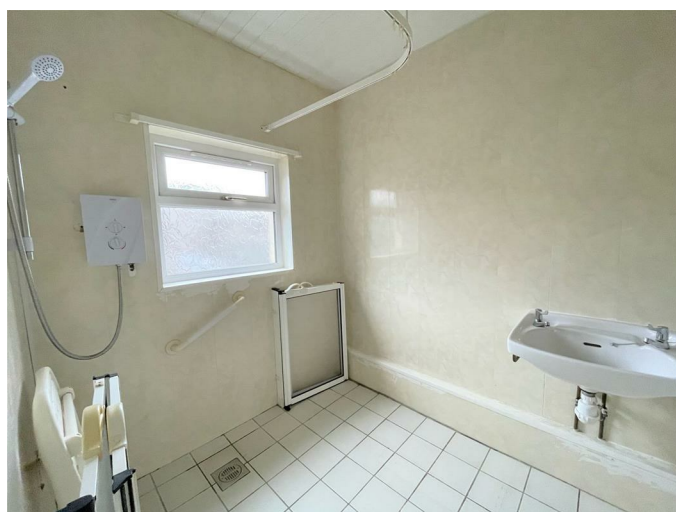
With tiled floor, door to:

Separate w.c. 4'2" x 2'7" (1.287m x 0.807m)



With low level w.c., tiled floor, double glazed window to rear.

Wet Room 7'6" x 6'1" (2.294m x 1.865m)



With shower area, wash hand basin, tiled floor, respatex to walls, tongue and groove to ceiling, double glazed window to rear.

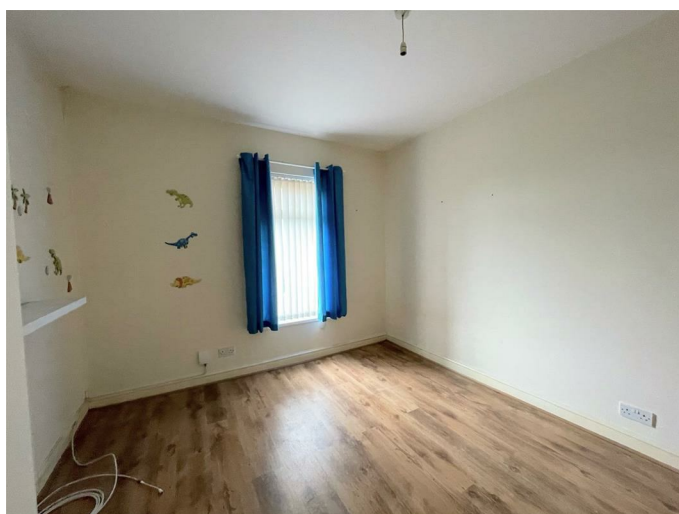
FIRST FLOOR

Landing area 13'2" x 5'0" (4.016m x 1.546m)



With window to half landing area, laminate flooring, radiator, access to roof space.

Bedroom one 12'0" x 10'7" (3.675m x 3.228m)



With double glazed window to front, laminate flooring, radiator.

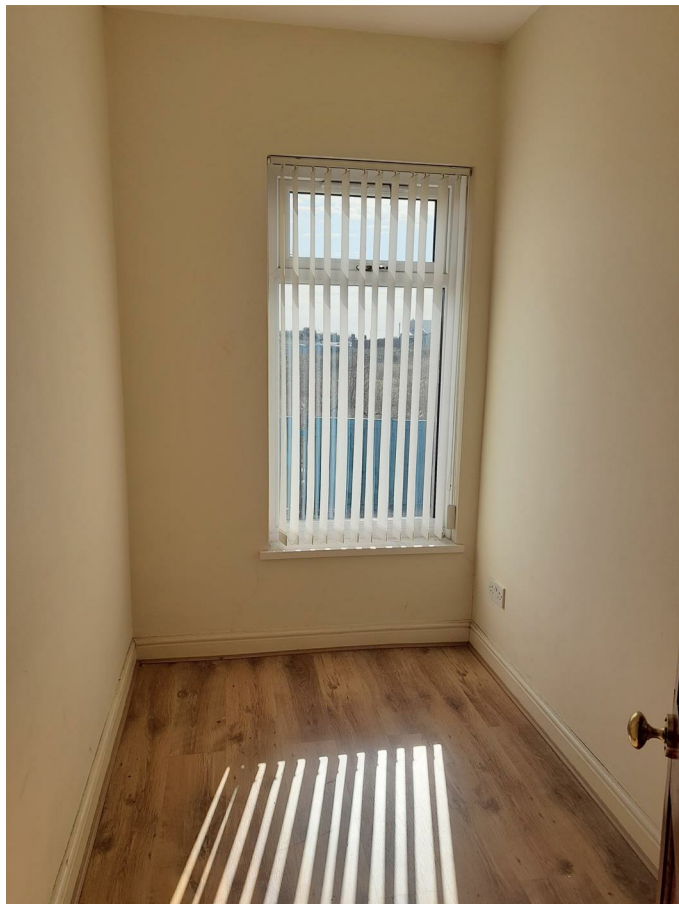


Bedroom two 10'0" x 9'6" (3.057m x 2.919m)



With built-in wardrobe fitment, double glazed window to rear, radiator, laminate flooring.

Bedroom three 8'8" x 5'3" (2.666m x 1.601m)



With double glazed window to front, laminate flooring, radiator.

Outside

Enclosed rear paved garden area. Brick built storage shed. Rear lane access.

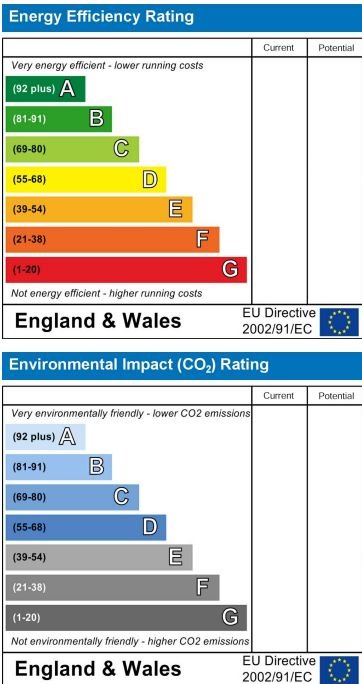
Floor Plan



Area Map



Energy Efficiency Graph



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