



19 Welfare Avenue, Port Talbot, SA13 2RU

£150,000

Nestled in the charming area of Bryn, Port Talbot, this delightful semi-detached property on Welfare Avenue offers a perfect blend of comfort and convenience. Situated in a friendly neighbourhood, this home benefits from local amenities and excellent transport links, making it an ideal choice for commuters and families alike. The surrounding area offers a variety of parks and recreational facilities, perfect for outdoor activities and leisurely strolls.

The ground floor accommodation briefly comprises a hallway, kitchen and reception room which provides a warm and welcoming atmosphere, perfect for relaxing or entertaining guests. The first floor accommodation comprises a landing, a well-appointed bathroom and three well-proportioned bedrooms. This property is ideal for families or those seeking extra space.

The property further benefits from private front garden, large rear garden with potential for off road parking, uPVC double glazing and a recently fitted gas combination boiler.

With its appealing features and prime location, this semi detached property presents a wonderful opportunity for anyone looking to settle in the vibrant community of Bryn, Port Talbot. Don't miss the chance to make this charming house your new home.

Tenure = Freehold (TBC by a legal representative)

EPC = C

Council Tax Band = B

Ground Floor

Hallway



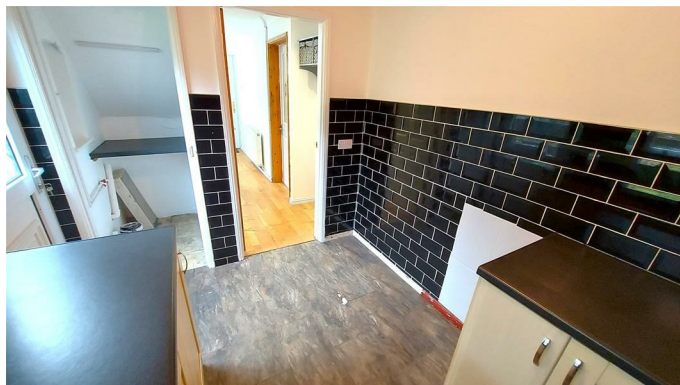
Entry via a uPVC double glazed door. Skimmed and coved ceiling, skimmed walls, solid wood block flooring, radiator, uPVC double glazed window to rear, carpeted stairs to first floor and two doors off.

Lounge 24'7" x 11'9" (7.5 x 3.6)



Skimmed and coved ceiling, skimmed walls, solid wood block flooring, radiator, two uPVC double glazed windows to front and a log burner set on a stone hearth with wooden mantle.

Kitchen 10'2" x 7'2" (3.1 x 2.2)



Tongue and grooved ceiling, skimmed and tiled walls, slate effect laminate flooring, a range of base and wall mounted units with a complementary work surface housing a one and a half bowl stainless steel sink/drainage, space for cooker and fridge freezer, uPVC double glazed window and door to rear, under stairs storage with plumbing for washing machine.

First Floor

Landing



Skimmed and coved ceiling, skimmed walls, fitted carpet, uPVC double glazed window to rear, storage cupboard and four doors off.

Bedroom One 13'1" x 10'5" (4.0 x 3.2)



Skimmed and coved ceiling, skimmed walls, fitted carpet, radiator, uPVC double glazed window to front.

Bedroom Two 11'5" x 10'5" (3.5 x 3.2)



Skimmed and coved ceiling, skimmed walls, fitted carpet, radiator, uPVC double glazed window to front.

Bedroom Three 9'10" x 7'6" (3.0 x 2.3)



Skimmed and coved ceiling, skimmed walls, fitted carpet, radiator, wall mounted gas combination boiler, uPVC double glazed window to rear.

Bathroom 6'2" x 5'10" (1.9 x 1.8)



Skimmed ceiling, pvc panelled walls, vinyl flooring, uPVC double glazed window with obscured glass to rear, radiator and a three piece suite comprising a panel bath, low level W.C and pedestal wash hand basin.

Outside

Front Garden



Area laid to lawn, path to side offering access to rear garden.

Rear Garden

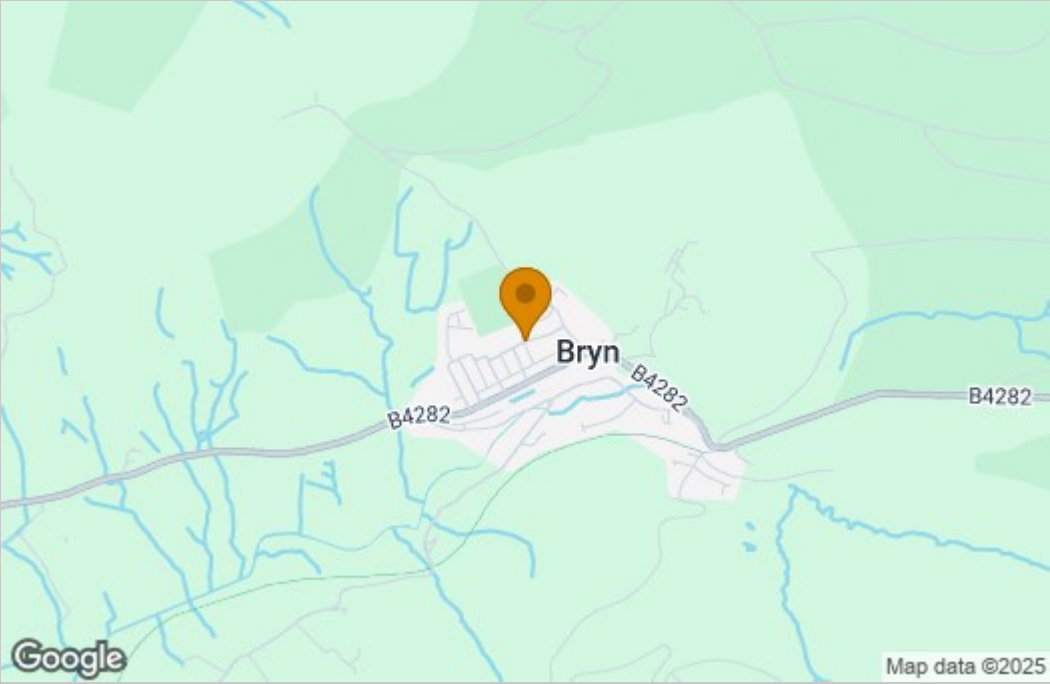


Block shed, two areas laid to lawn, bordered with wood panelled fencing and block wall. Further raised area beyond rear wall with potential for off road parking.

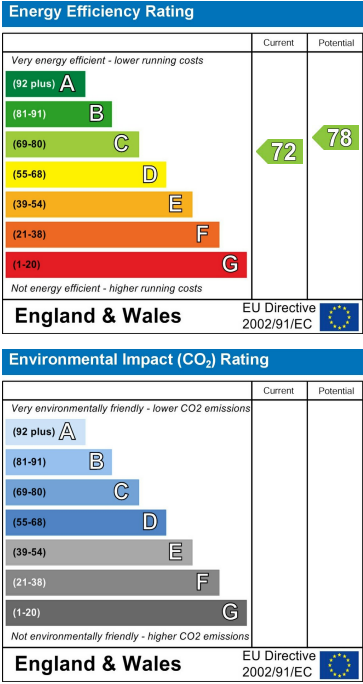
Floor Plan



Area Map



Energy Efficiency Graph



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