

## **86 Victoria Road, Port Talbot, SA12 6AD**

### **Asking Price £300,000**

Nestled on Victoria Road, this property presents a fantastic opportunity for those looking for a spacious and well-located home in Port Talbot. With its charming features and proximity to both the beach and schools, it is sure to attract interest from a variety of buyers.

This delightful property offers a perfect blend of comfort and convenience. With three bedrooms, it is an ideal home for families or those seeking extra space. The property boasts two inviting reception rooms, providing ample room for relaxation and entertaining guests.

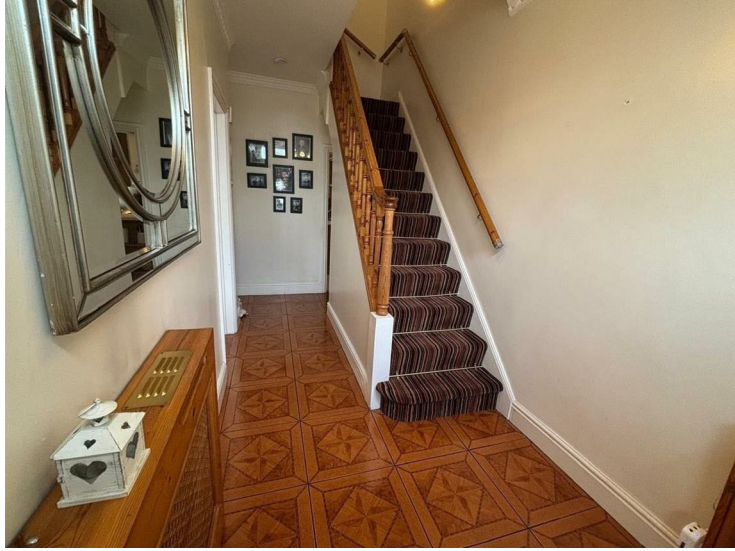
The heart of the home features an open plan conservatory and kitchen, creating a bright and airy atmosphere that is perfect for family gatherings or casual dining. The conservatory allows for an abundance of natural light, making it a lovely space to enjoy throughout the year. The property also includes a well-appointed bathroom, ensuring that all your needs are met. For those with vehicles, there is the added benefit of a garage, plus outdoor storage and w.c. The large garden offers a wonderful outdoor space for children to play, entertaining guests, or simply for enjoying the fresh air. The location is particularly appealing, as it is within walking distance to Aberavon Beach, perfect for leisurely strolls.

To arrange a viewing please call a member of our team on 01639 760033.

## GROUND FLOOR

### Entrance Hall

Welcoming entrance through uPVC front door. Tiled flooring, emulsion walls, ceiling coving, central light, radiator with cover. Stairs leading to the first floor. Under stair storage housing electric.



### Reception Room Front

12'9" x 13'2" (into bay) (3.887 x 4.021 (into bay))

Front reception room with original parquet flooring, emulsion walls with picture rail, ceiling coving, central light fitting, vertical radiator, gas fireplace, uPVC Bay window to the front with vertical blinds.



### Reception Room Two

11'8" x 12'3" (3.577 x 3.741)

Porcelain tiled flooring, emulsion walls, radiator, central ceiling fan with light. Focal point is the media wall with electric fireplace, space for television and shelving either side. Double doors opening into the conservatory.



### Conservatory

Continuation of porcelain tiled flooring. uPVC windows to the side, uPVC doors leading to the rear. Ceiling fan light. The conservatory is open plan extending into the kitchen creating a bright and airy atmosphere that is perfect for family gatherings or casual dining. The conservatory allows for an abundance of natural light, making it a lovely space to enjoy throughout the year.



### Kitchen

21'4" x 6'10" (6.525 x 2.084)

Fully fitted wall and base units with laminate worktops, integrated electric oven, 5 ring burner gas hob with extractor fan above, stainless steel splashback, one half sink with drainer, mixer taps, integrated dishwasher, space for american size fridge freezer, plumbing for washing machine. Continuation of porcelain tiled flooring, spot lights, uPVC window to the rear of the property.



## FIRST FLOOR

### Stairs and Landing

Carpet to stairs and landing, handrail, central light, access to bedrooms and bathroom.

### Bedroom One

11'2" x 14'7" (3.415 x 4.458)

Carpet to floor, emulsion walls, uPVC bay window to the front of the property, radiator, central fan light, fitted wardrobes.



### Bedroom Two

18'4" x 11'2" (5.598 x 3.424)

Laminate flooring, emulsion walls, radiator, uPVC window to the rear of the property, fitted wardrobes. Combination boiler serving domestic hot water and central heating housed in one of the wardrobes.



### Bathroom

7'9" x 6'4" (2.379 x 1.938)

Fitted bathroom room suite with corner bath and shower over, vanity and toilet unit with storage, fitted wall cupboards, mirror, spot light, respatex walls, vinyl flooring, uPVC window to the rear of the property.



### EXTERNAL

#### Front Garden

Gate gives access into low maintenance paved front garden with bedding area. Gate to the side gives access to the rear of the property. Outdoor electric sockets.

#### Rear Garden

Tiered paved garden with each level offering a unique space, sociable seating area, perfect for al fresco dining and entertaining guests. In the evening the lights make this an inviting space to enjoy. Astro turf to part of the lower section and decking area in front of the shed. Access to the garage, shed and outside w.c.. Outside tap and outdoor electric socket.

### Bedroom Three

7'4" x 7'7" (2.238 x 2.332)

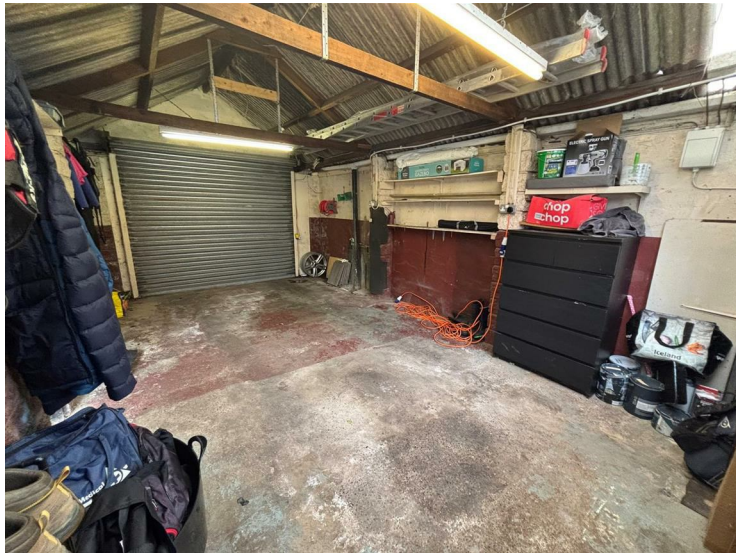
Porcelain floor tiles, emulsion walls with picture rail, central light fitting, uPVC window to the front of the property.



### Garage

11'7" x 20'8" (3.556 x 6.301)

Spacious garage giving access to parking via remote controlled electric roller shutter door. Plenty of space for storage, central light, electric sockets.



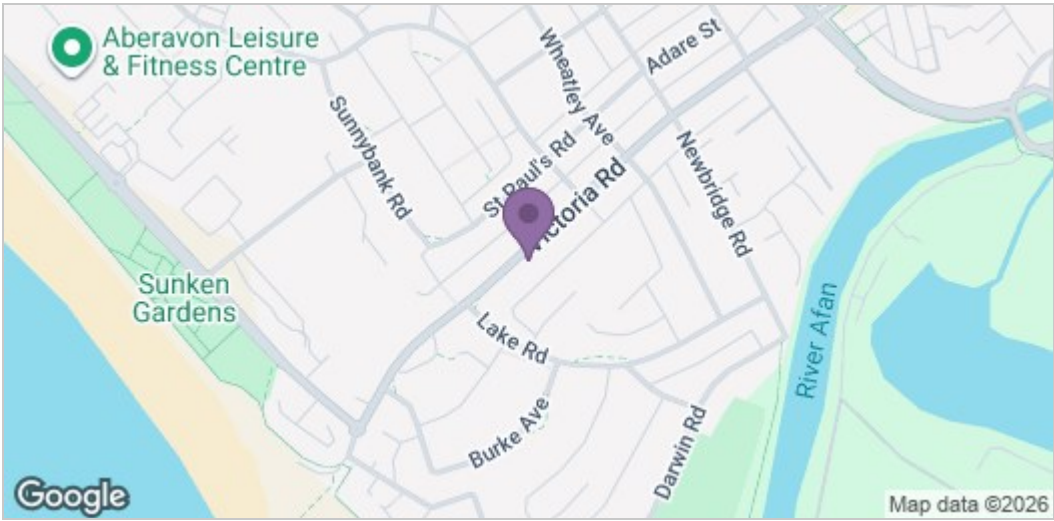
### Shed


Need extra storage or office space, spacious shed with power points and light.



### Outside w.c.

Tiled flooring, w.c. corner wash hand basin.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	86	87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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