



35 Brooklyn Gardens, Port Talbot, SA12 7PJ

£265,000

This delightful bungalow offers a perfect blend of comfort and convenience, nestled in the charming area of Brooklyn Gardens, Port Talbot. This property is ideal for families or those seeking a peaceful retreat with a spacious living room providing an inviting atmosphere, perfect for relaxation or entertaining guests and three bedrooms.

The kitchen and diner area is designed for cosy living, allowing for easy meal preparation and family gatherings. Additionally, the bungalow features a single garage and parking, providing ample space for your vehicles and storage.

One of the standout features of this home is its proximity to Aberavon Seafront, where you can enjoy scenic walks along the beach and the refreshing sea air. This location offers a wonderful lifestyle, combining the tranquillity of suburban living with the vibrancy of being close to a seafront location.

Whether you are looking to settle down or seeking a holiday home, this bungalow in Brooklyn Gardens presents an excellent opportunity. With its spacious layout, convenient amenities, and desirable location, it is a property not to be missed.

To book an appointment to view please call PENNAF PREMIER on 01639 760033.

GROUND FLOOR



Entrance Porch

Entrance via Upvc double glazed door into porch. Artex ceiling with coving, plaster painted walls. Storage cupboard.

Living Room

16'11" x 21'0" (to widest points) (5.177 x 6.414 (to widest points))

Upvc bay window and two Upvc double glazed windows to front and side with Upvc double glazed sliding patio doors to rear. Artex ceiling with coving, two light fittings, plaster painted walls. Two radiators. Fireplace housing electric fire. Carpet.



Kitchen\Diner

16'11" x 9'0" (to widest point) (5.16m x 2.74m (to widest point))

Two Upvc double glazed windows and Upvc double glazed door to rear.

Range of walls and base units with laminate worksurface, black sink and taps. Plumbing for washing machine and integrated slimline dish washer. Electric eye level oven, gas hob, electric extractor hood. Wall mounted boiler. Large storage cupboard. Artex ceiling with two light fittings, tiled between units and plaster painted walls to rest. Radiator. Carpet.



Inner Hallway

Doors leading from living room to inner hallway with doors to kitchen\diner, bathroom and bedrooms. Artex ceiling and plaster painted walls. Cupboard housing hot water cylinder. Access to loft. Carpet.

Bedroom One

11'10" x 9'10" (3.610 x 3.016)

Upvc double glazed bay window to front. Artex ceiling with coving, wallpapered walls, radiator, carpet. Door to half ensuite.



Half EnSuite

7'5" x 3'1" (2.278 x 0.942)

Artex ceiling with plaster painted walls. Low level w.c and wash hand basin. Extractor fan. Carpet.



Bedroom Two

11'10" x 7'10" (3.623 x 2.413)

Upvc double glazed window. Artex ceiling with coving, wallpapered walls. Radiator, carpet.



Bathroom

Upvc double glazed window. Artex ceiling with central light, Part tiled and respatedex walls. Low level w.c, wash hand basin, shower over bath with screen. Radiator, carpet.



Bedroom Three

8'8" x 6'5" (2.651 x 1.965)

Upvc double glazed window. Artex ceiling with papered walls. Range of shelving and cupboard. Radiator, carpet.



EXTERNAL

Front Garden

Driveway for two cars. with pathway leading to front door. Laid to lawn with mature shrubs. Wooden gate access to rear garden.



Rear Garden

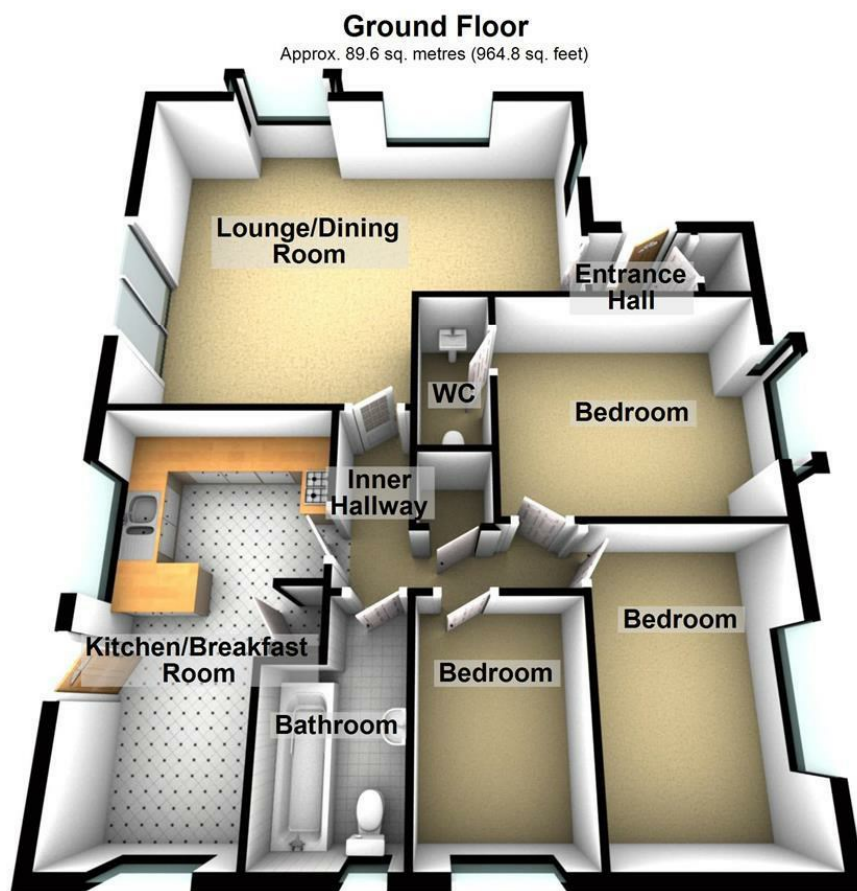
Gate access to rear garden enclosed with fencing. Pathway leading to back door. Personnel door into single garage.



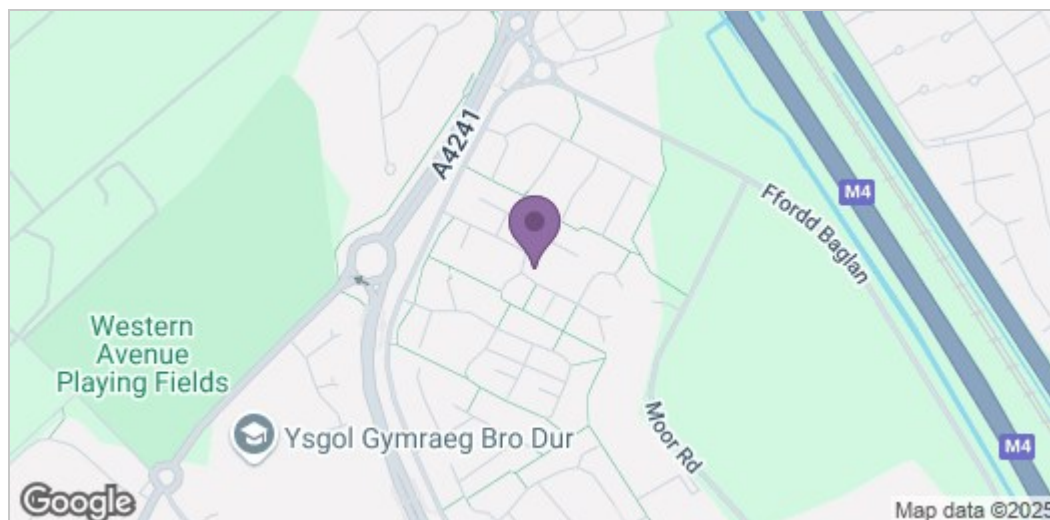
Garage

Single garage with window and personnel door. Up and over garage door.





Total area: approx. 89.6 sq. metres (964.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	64	86
(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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