

76 Southdown View, Port Talbot, SA12 7AN

£179,995

NO ONGOING CHAIN. Pennaf Premier are please to offer for sale this immaculate mid-terrace house which offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting living room seamlessly connects to the dining area, creating a warm and welcoming atmosphere for both relaxation and entertaining.

The house features a well-appointed bathroom, ensuring that all your daily needs are met with ease. One of the standout features of this property is its proximity to Aberavon Beach, allowing residents to enjoy the stunning coastal scenery and leisurely walks along the shore.

Outside, the property boasts both front and rear gardens, providing ample space for outdoor activities, gardening, or simply enjoying the fresh air. With an opportunity to extend the garden into the parcel of land to the rear this outdoor space is perfect for families with children or pets, offering a safe and private area to play and unwind.

With its excellent location and charming features, this mid-terrace house in Southdown View is a wonderful opportunity for anyone looking to settle in Port Talbot. Whether you are a first-time buyer or seeking a new family home, this property is sure to impress. Don't miss the chance to make this lovely house your new home.

To book an appointment please call the Pennaf Premier sales team on 01639 760033

GROUND FLOOR

Entrance Hallway

Entrance through composite door into hallway. Emulsion painted walls and ceiling, central light, radiator, wood flooring. Under stair storage



FIRST FLOOR

Stairs and Landing

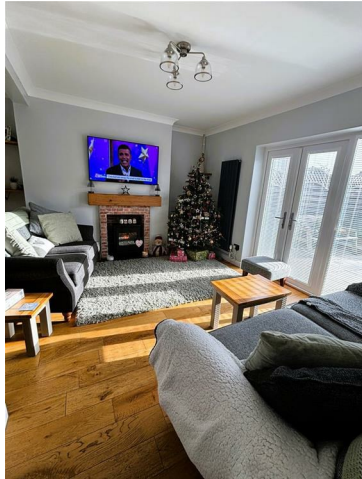
Feature wood banister, emulsion painted walls and ceiling, central light, carpet to stairs and landing. Two large storage cupboards one housing two year old combination boiler. Access to loft.



Reception Room\Dining Room

21'10" x 12'9"(widest point) (6.664 x 3.894(widest point))
Open plan living room with dining area. Upvc double glazed window to front, Upvc double glazed french doors leading to rear garden.

Emulsion painted walls and ceiling, two central lights, two radiators, wood flooring.
Feature fireplace housing electric fire.



Bedroom One

10'2" x 10'1" (3.120 x 3.076)

Upvc double glazed window to front. Emulsion painted walls and ceiling, central light, radiator, carpet. Large storage cupboard.



Kitchen

20'8" x 9'6"(widest point) (6.316 x 2.917(widest point))

Upvc double glazed door leading to rear garden with side window. Range of wall and base units, wood block work surface. Integrated electric oven, gas hob, space for fridge freezer, composite black sink with mixer taps. Emulsion painted walls and ceiling, two central lights. Tiled in between units. wood flooring. Entrance from front through Upvc double glazed door.

Bedroom Two

11'10"(widest point) x 10'9" (3.61m(widest point) x 3.28m)

Upvc double glazed window to rear. Emulsion painted walls and ceiling, central light, radiator, carpet.



Bedroom Three

9'3" x 7'10" (2.839 x 2.407)

Upvc double glazed window to rear. Emulsion painted walls and ceiling, central light, radiator, carpet.



Family Bathroom

10'0" xx 4'7" (3.066 xx 1.403)

Upvc double glazed window to front. Fully tiled walls, emulsion painted ceiling, central light. Double walk in shower enclosure with rainwater shower. Feature wash handbasin with inset sink, mixer taps, low level w.c. Ceramic floor tiles.



EXTERNAL

Front Garden

Enclosed front garden with wooden gate, paving slabs to front door, grass area and chippings.



Rear Garden

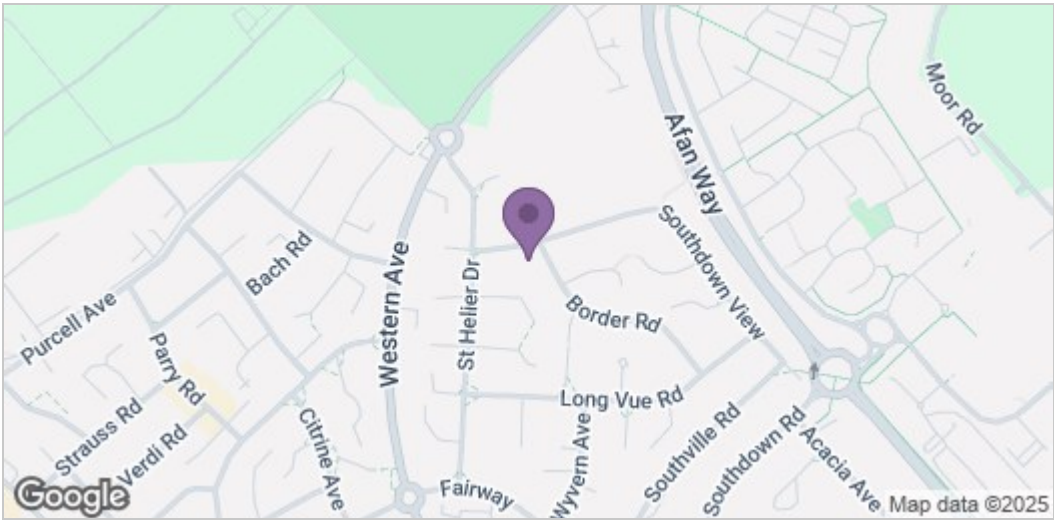
Enclosed rear garden. Ceramic tiles to patio area and pathway leading to back of garden, astro turf and feature raised bedding plant area. Wooden shed to rear with brick built shed housing plumbing and electric for washing machine.




Land To Rear

Access to the pocket of land to the rear through a wooden gate.





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