

2 Abbey Road, Port Talbot, SA13 1EU

£150,000

NO ONGOING CHAIN Are you looking for a large three-bedroom property. Situated close to the schools, Memorial Park and local amenities. Ideal commute as conveniently situated near the M4 corridor.

Freshly decorated and newly fitted carpets throughout.

The property features a large reception room, spacious kitchen, large utility room, three well-proportioned bedrooms and upstairs bathroom. Additionally, the house benefits from parking for one vehicle in the large garage, a valuable asset in this desirable area.

With no ongoing chain, this home is ready for you to move in and make it your own. Whether you are looking to settle down or invest in a promising property, this semi-detached house on Abbey Road is a fantastic choice. Do not miss the chance to view this lovely home and experience all it has to offer.

To book an appointment please call Pennaf Premier on 01639 760033.

Ground Floor



Entrance Porch

Entrance through Upvc double glazed door to porch. Plaster painted walls and ceiling, central light. Decorative floor tiles. Door through to entrance hallway.

Entrance Hallway

Plaster painted walls and ceiling, central light. Feature arch. Radiator. Wooden banister, carpet to stairs. Decorative floor tiles. Under stair storage cupboard.

Reception Room

23'9" x 13'9" (7.247 x 4.213)

Upvc double glazed bay window to front. Upvc double glazed window to rear. Plaster painted walls and ceiling, two central lights. Two radiators. Electric fire. Newly laid carpets.



Kitchen

12'11" x 10'2" (3.953 x 3.110)

Upvc double glazed window to side. Plaster painted walls and ceiling, central light. Range of wall and base units, laminate work surface, tiled in between units. Gas hob, electric oven and electric extractor hood. Space for fridge/freezer. Stainless steel round sink bowl with drainer and mixer taps. Chrome sockets. Space for kitchen table. Under stair storage cupboard. Laminate flooring.



Utility Room

10'2" (at widest point) x 10'1" (3.120 (at widest point) x 3.095)

Upvc double glazed window to rear. Plaster painted walls and ceiling, central light. Laminate work surface with space and plumbing for washing machine. Combination boiler serving domestic hot water and central heating housed in cupboard. Storage cupboards. Vinyl flooring. Upvc double glazed door leading to garden.



First Floor

Stairs and Landing

Wooden banister. Storage cupboard. Access to attic. Large storage cupboard. Newly laid carpet.



Bedroom One

17'9" x 12'11"(into bay window) (5.417 x 3.952(into bay window))

Upvc double glazed bay window and upvc double glazed window to front. Plaster painted walls and ceiling. Spot lighting. Radiator, newly laid carpet.



Bedroom Two

11'9" x 11'7" (3.606 x 3.551)

Upvc double glazed window to rear. Plaster painted walls and ceiling, central light. Radiator, newly laid carpet.



Bedroom Three

10'2" x 8'0" (3.118 x 2.458)

Upvc double glazed window to rear. Plaster painted walls and ceiling, central light. Radiator, newly laid carpet.



Bathroom

7'1" x 5'7" (2.164 x 1.703)

Upvc double glazed window to side. Part plaster painted walls, spot lighting. Fully tiled walls over bath and half tiled to rest. P shaped bath with glass screen, shower over bath. Low level w.c, wash hand basin. Chrome ladder radiator. Extractor fan. Vinyl flooring.



External

Front Garden

Enclosed front garden with two wrought iron gates one leading to front door and the other giving access to pathway leading to the garden gate. Slabbed front garden area.

Garden

Fully enclosed garden with brick walls, slabbed garden with raised stoned terraced area. Access leading into garage.



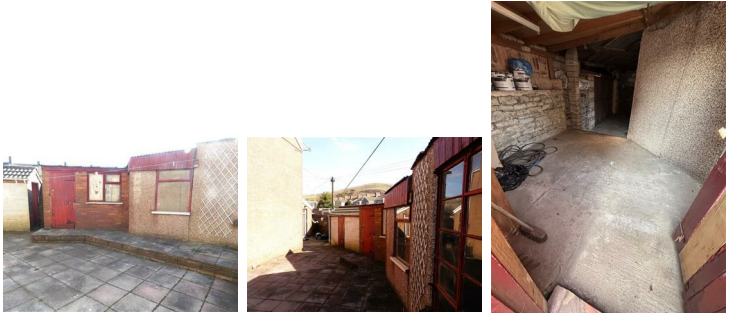
Garage

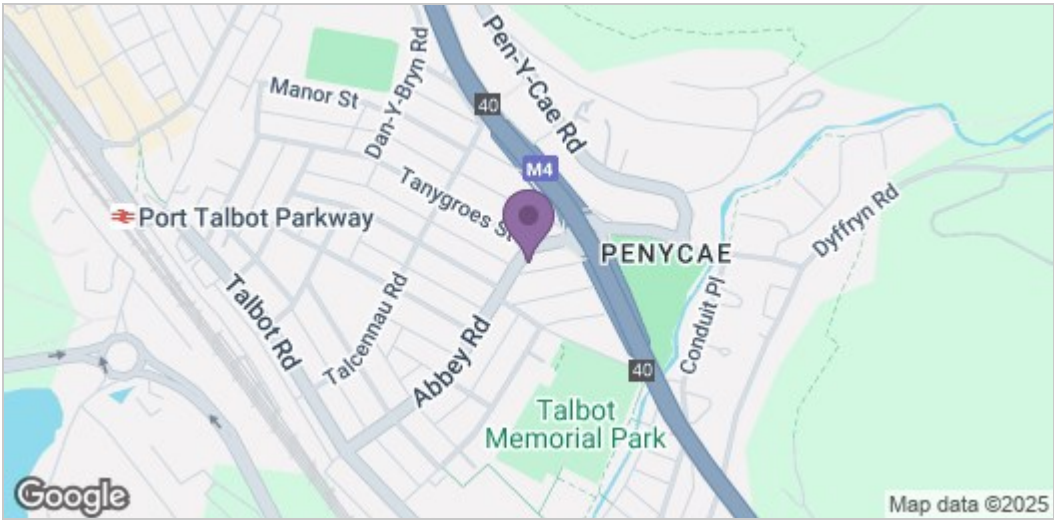
17'9" (at widest point) x 9'8" (5.411 (at widest point) x 2.954)
 Large brick garage. Two windows. Folding garage doors.
 Vehicle access from rear lane.
 Internal storage area in garage with door leading from garden.



Outbuilding

Brick shed split into two - Shed storage area and outside toilet.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		62
(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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