



## **222 Western Avenue, Port Talbot, SA12 7NE**

### **Offers In The Region Of £185,000**

NO ONGOING CHAIN. Pennaf Premier are pleased to offer for sale this three-bedroom semi-detached house which offers a perfect blend of comfort and convenience. With two reception rooms, this property is ideal for both relaxation and entertaining guests. The well-appointed layout includes two bathrooms, ensuring ample facilities for family living.

The exterior of the home boasts a driveway, providing off-road parking for your convenience, while the front and rear gardens offer delightful outdoor spaces for gardening enthusiasts or those who simply enjoy the fresh air. The rear garden is particularly inviting, perfect for summer barbecues or quiet evenings under the stars. One of the standout features of this property is its enviable location. Just a short stroll away, you will find the beautiful Aberavon Beach, where you can enjoy leisurely walks along the shore or partake in various water activities. The surrounding area is well-served by local amenities, making it an ideal choice for families or anyone seeking a vibrant community atmosphere.

This semi-detached house is not just a home; it is a lifestyle choice, offering both comfort and accessibility in a picturesque setting. Whether you are looking to settle down or invest, this property presents an excellent opportunity. Do not miss the chance to make this lovely house your new home.

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



## GROUND FLOOR

### Entrance Hallway

Entrance through Upvc double glazed door with upvc double glazed window to front. Artex to ceiling and walls, central light, radiator, laminate flooring. Under stair cupboard housing gas and electric meters.



### Reception Room One

11'1" x 10'1" (3.380 x 3.096)

Upvc double glazed window to front. Wallpaper to walls, central light, radiator, laminate flooring.



### Reception Room Two

14'1" x 11'9" (4.311 x 3.597)

Upvc double glazed window to rear. Wallpaper to walls, central light, radiator, laminate flooring.



### Kitchen\Diner

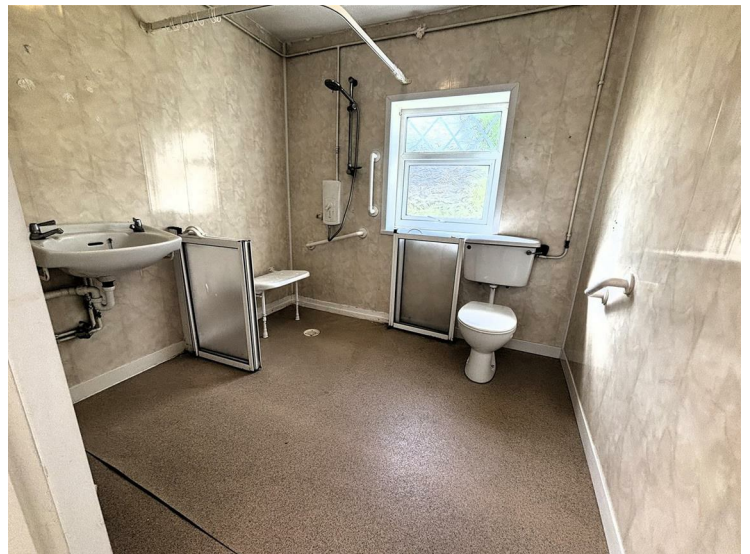
23'0" x 7'10" (7.022 x 2.404)

Upvc double glazed window to side with upvc double glazed door to rear garden. Emulsion painted walls and ceiling, two central light. Range of wall and base units, laminated worksurface, integrated electric oven, hob and extractor fan, space for washing machine, space for fridge freezer. Radiator, laminate flooring. Area for dining table.

### Wet Room

8'3" x 7'6" (2.520 x 2.297)

Upvc double glazed window to rear. Respatex to walls, central light. Walk in shower cubicle area, low level w.c, wash hand basin, radiator, non slip vinyl flooring.



## FIRST FLOOR

### Stairs and Landing

Upvc double glazed window to front. Wooden banister and handrail. Artex to walls and ceiling, central light. carpet. Cupboard housing combination boiler serving domestic hot water and central heating.





### Bedroom One

10'7" x 10'1" (3.248 x 3.085)

Upvc double glazed window to front. Emulsion painted to walls and ceiling, part wallpaper to one wall, central light, radiator, carpet.



### Bedroom Three

9'7" x 8'0" (2.924 x 2.463)

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



### Bedroom Two

12'2" x 10'2" (3.725 x 3.120)

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



### Bathroom

5'11" x 5'10" (1.824 x 1.779)

Upvc double glazed window to rear. Respatex to walls, central light. Standard paneled bath, mixer taps, low level w.c, wash hand basin, laminate flooring.





## EXTERNAL

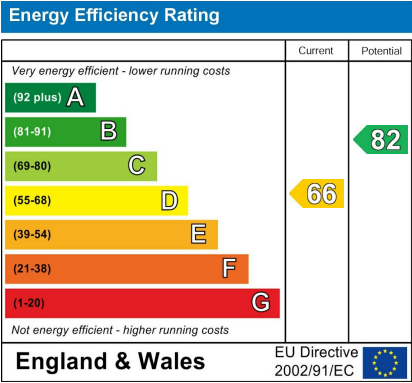
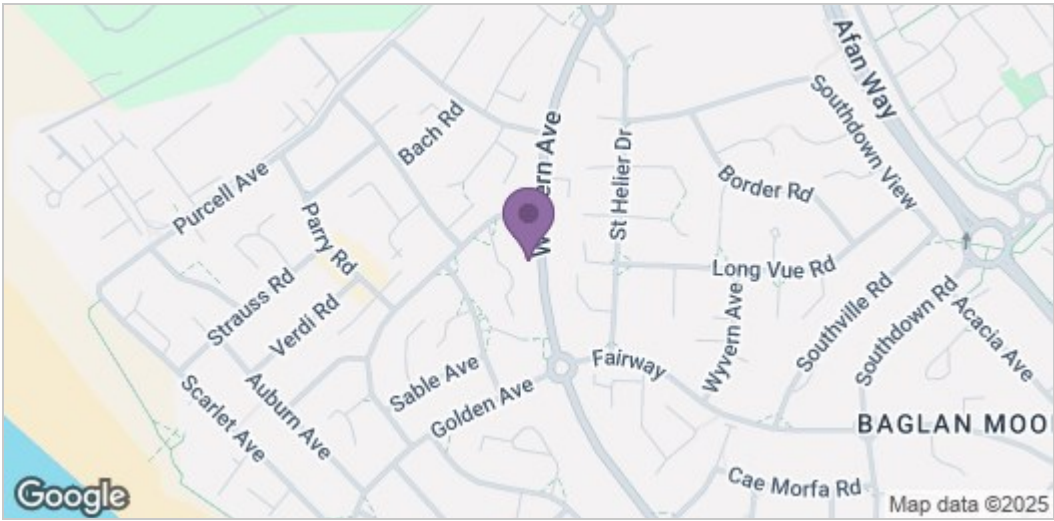
### Front Garden

Large driveway leading to front door and side access through two gates to rear garden. Enclosed with walls to front and sides. Laid to lawn to the rest of the garden.



### Rear Garden

Enclosed rear garden with side gate access from front. Paving slabs laid to patio area with two levels mainly laid to lawn with steps leading to back of garden. Two sheds, one as a storage and the other outside toilet. Large shed to rear of the garden.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.