



35 Long Vue Road, Port Talbot, SA12 7DU Offers Over £150,000

IDEAL FAMILY HOME!!...This property will make an ideal family home which is in the sought after area of Sandfields as it is located a short walk away to Bro Dur School and Bae Baglan School and within walking distance of Aberavon beachfront. The property briefly comprises of an open plan kitchen/diner, lounge and downstairs toilet. To the first floor there are three bedrooms and bathroom. The property benefits from a larger than average size rear garden. To arrange a viewing please contact the office on 01639 760033.

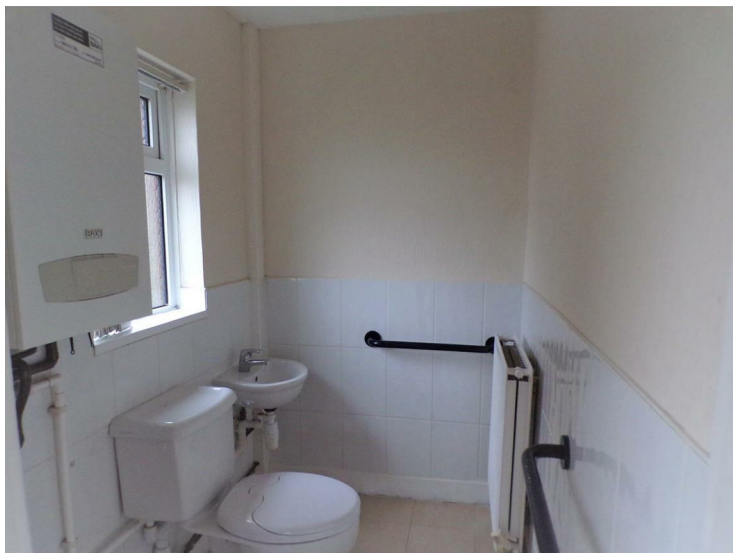
Entrance Hallway

Access via Upvc front door with opaque glass into hallway. Laminate flooring, wallpaper walls, radiator, under stair cupboard housing gas meter and consumer unit, central light, stairs to first floor, access to lounge and kitchen/diner.

Lounge

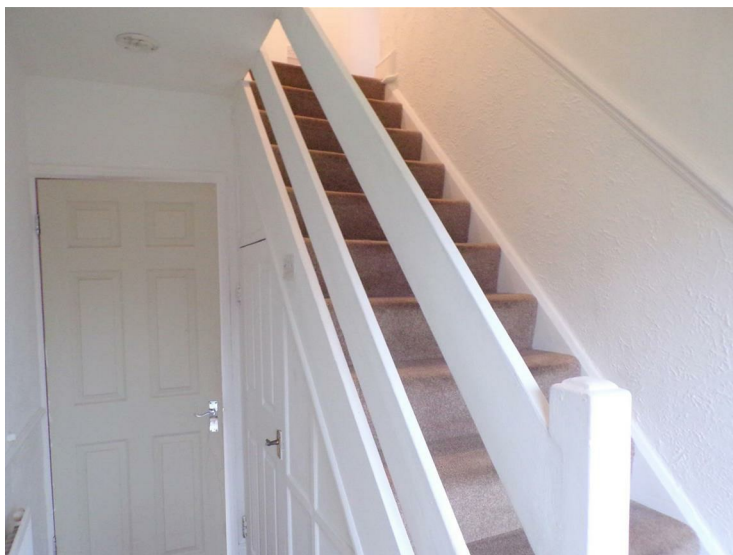
10'10" x 10'6" (3.317 x 3.215)

Continuation of laminate flooring, wallpaper walls, radiator, central light, front facing Upvc double glazed window with vertical blinds, opening to kitchen/diner.



Stairs and Landing

Carpet to the stairs and landing wallpaper walls, central light, built in cupboard, access to other rooms.



Kitchen/diner

21'4" x 9'9" (6.517 x 2.980)

Open plan kitchen/diner with combination of wall and base units, breakfast bar, integrated electric oven with gas hob, laminate work tops, one and quarter composite sink with mixer tap, tiled splash back, space and plumbing for automatic washing machine, under counter fridge and freezer, rear and side facing Upvc double glazed windows, rear facing patio doors giving access to rear garden, laminate flooring, wallpaper walls, radiator, two central lights, outer lobby with side facing Upvc door with obscure glass giving access to the side garden, access to bathroom.



Bedroom One

9'10" x 12'10" (3.005 x 3.914)

Carpet, wallpaper walls, radiator, central light, two front facing Upvc double glazed windows with vertical blinds, built in cupboard.



Downstairs Bathroom

4'6" x 6'5" (1.376 x 1.963)

Tiled flooring, W.C., wash hand basin with mixer tap, tiled floors, part tiled walls with emulsion above, side facing Upvc double glazed window with opaque glass, wall mounted Baxi combi boiler.

Bedroom Two

11'10" x 11'0" (3.617 x 3.366)

Carpet, wallpaper walls, radiator, central light, rear facing Upvc double glazed window.



Bedroom Three

8'1" x 9'2" (2.483 x 2.806)

Carpet, wallpaper walls, radiator, central light, rear facing Upvc double glazed window.



Family Bathroom

4'7" x 9'8" (1.399 x 2.961)

Three piece suite comprising of panelled bath with shower over, low level W.C., pedestal wash hand basin with mixer tap, anti slip flooring, radiator, part tiled walls with emulsion above, front facing Upvc double glazed window with opaque glass.



EXTERNAL



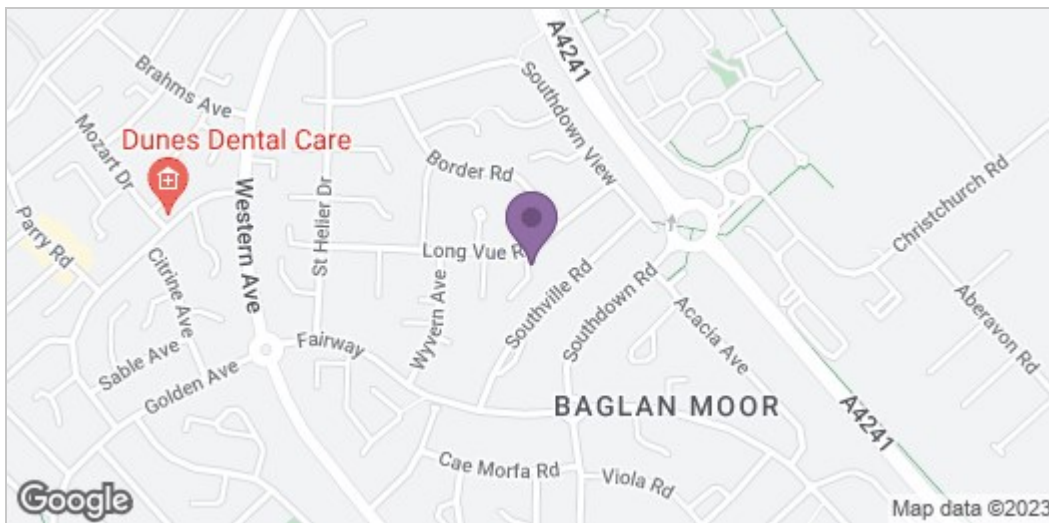
Front Garden

Front lawn with paved pathway to front door, side gate access to rear garden.

Rear Garden

Very large enclosed rear garden, laid to lawn with patio area, garden shed, mature trees, side gate access.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			82
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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