



Elba Avenue, Port Talbot, Neath Port
Talbot. SA13 2HU

£95,000

PJC PAYTON
JEWELL
CAINES

Elba Avenue, Port Talbot, Neath Port Talbot. SA13 2HU

Introducing this three bedroom mid terrace house in the popular residential area of MARGAM, this property is ideally located within WALKING DISTANCE OF the LOCAL SUPERMARKET and AMENITIES. With EXCELLENT M4 ACCESS and public transport links. This would make an IDEAL FIRST TIME PURCHASE.

£95,000 - Freehold

- Three bedroom mid terraced house
- Excellent M4 Access
- Nearby supermarket
- Excellent public transport links
- Enclosed rear garden
- Two reception rooms.



OVERVIEW

Located in the popular residential area of Margam this three bedroom mid terrace house offered with no ongoing chain. Ideally situated for excellent access to the M4, local supermarket and amenities. This would make an ideal first time or investment purchase.

Accommodation briefly comprising to the ground floor two reception rooms, kitchen, second kitchen area and utility. To the first floor three bedrooms and a family bathroom. To the rear of the property an enclosed garden mainly laid to lawn, to the front an enclosed garden that is also laid to lawn with steps and pathway to the front door.

ENTRANCE HALL

Enter via PVCu glass panel door. Centre ceiling light. Staircase to first floor with fitted carpet. Radiator. Storage cupboard with built in shelving and frosted glass window to the front. Laminated flooring in wood effect. Door leading to:

RECEPTION 1 (14' 11" x 12' 6") or (4.54m x 3.81m)

Coving. Centre ceiling light. Double glazed PVCu window to the front. Radiator. Chimney breast with alcoves either side. Built in storage. Laminate flooring in wood effect. Door leading through to:

KITCHEN (10' 10" x 7' 6") or (3.29m x 2.28m)

Coving. Centre ceiling light. Kitchen fitted with a range of wall and base units with laminate work tops. Tiled splash back areas. Five gas burner hob with electric oven beneath and extractor. Space for free standing fridge freezer. Laminate flooring in a black tile effect. Archway leading through to:

SECOND KITCHEN/UTILITY (9' 6" x 7' 10") or (2.89m x 2.38m)

Coving. Centre ceiling light. Double glazed frosted glass PVCu door giving access to rear garden. One double glazed PVCu window to side and one to the rear. Space and plumbing for an automatic washing. Continuation of tile effect laminate flooring. Door leading to:

UTILITY AREA

Centre ceiling light. Respatex walls. Drainage and hot and cold running water. Continuation of tile effect laminate flooring.

RECEPTION 2 (11' 4" x 11' 0") or (3.46m x 3.35m)

Coving. Double glazed PVCu patio doors providing access to the rear garden. Radiator. Chimney breast with feature wall paper and alcoves either side. Laminate flooring in wood effect.

FIRST FLOOR LANDING

Access to the loft. Centre ceiling light. Fitted carpet. All doors leading off:

FAMILY BATHROOM (6' 3" x 6' 1") or (1.90m x 1.86m)

Ceiling spot lights. Frosted glass PVCu window to the rear. Three piece suite in white comprising panel side bath, low level w.c. pedestal wash hand basin. Floor to ceiling tiled walls. Tiled flooring.



BEDROOM 1 (14' 7" x 11' 5") or (4.45m x 3.47m)

Centre ceiling light. Double glazed PVCu window to the front. Radiator. Built in mirrored wardrobes. Fitted carpet.

BEDROOM 2 (12' 7" x 11' 5") or (3.84m x 3.49m)

Centre ceiling light. Double glazed PVCu window to the rear. Radiator. Door going access to an airing cupboard which house a combination boiler. Fitted carpet.

BEDROOM 3 (11' 6" x 7' 5") or (3.50m x 2.27m)

Centre ceiling light. Double glazed PVCu window to the front. Radiator. Fitted carpet.


OUTSIDE

The rear garden can be accessed via the patio doors from the second reception room or the door from the kitchen/utility. The garden is enclosed by high panel fencing and low level walls. Mostly laid to lawn with a path leading front to back.

To the front of the property an enclosed garden bound by a low level wall. Mostly laid to lawn with steps and pathway giving access to the front door.



EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	72	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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