



Lansbury Avenue, Port Talbot, Neath Port
Talbot. SA13 2LE

£79,000

PJC PAYTON
JEWELL
CAINES

Lansbury Avenue, Port Talbot, Neath Port Talbot. SA13 2LE

IN NEED OF MODERNISATION! Offered for sale with no ongoing chain this semi detached house is situated within the popular residential location of Margam and offers good size accommodation which benefits from a ground floor bathroom, three bedrooms and spacious rear garden.

£79,000 - Freehold

- Three bedroom semi detached
- Two reception rooms
- Bath with overhead shower
- Fitted kitchen. EPC- D66
- Gas combination boiler



DESCRIPTION

This three bedroom semi detached is conveniently located within walking distance of Cwm Bromptil School and local shops. The M4 is just minutes away for commuter access and there are good road links to Port Talbot town centre. The property is in need of modernisation and internal viewing is recommended.

Accommodation briefly comprises to the ground floor entrance hall, two reception rooms, kitchen and rear porch through to the family bathroom. To the first floor there is a landing leading to three bedrooms.

Externally there is a good size enclosed garden to the rear.

ENTRANCE HALL

Via frosted glass PVCu door. Staircase leading to the first floor. Radiator. Tiled flooring.

RECEPTION 1 (14' 1" x 11' 1") or (4.30m x 3.37m)

Coving. Double glazed window overlooking the front. Double radiator. Telephone point. Fitted carpet.

RECEPTION 2 (9' 9" x 8' 10") or (2.96m x 2.69m)

Double glazed window overlooking the rear. Chimney breast with alcoves either side. Radiator. Vinyl flooring.

KITCHEN (8' 7" x 6' 9") or (2.62m x 2.05m)

Two double glazed windows overlooking the side. Fitted kitchen having a range of wall and base units with coordinating work surfaces and ceramic tiling to splashback. Inset sink and drainer with mixer tap. Plumbing for automatic washing machine. Space for fridge/freezer. Tiled flooring.

REAR PORCH

Frosted glass door leading out on to the rear garden. Built-in storage cupboard. Tiled flooring.

DOWNSTAIRS BATHROOM (7' 7" x 5' 9") or (2.31m x 1.75m)

Frosted glass window overlooking the rear. Three piece suite comprising panelled with overhead electric shower, pedestal and low level w.c. Tiling to splashback areas. Vinyl flooring.

FIRST FLOOR LANDING

Frosted glass window overlooking the side. Fitted carpet.

BEDROOM 1 (15' 3" x 8' 0") or (4.66m x 2.45m)

Double glazed window overlooking the front. Radiator. Built-in storage cupboard with double glazed window to the front. Fitted carpet.

BEDROOM 2 (7' 9" x 7' 8") or (2.37m x 2.33m)

Double glazed window overlooking the rear. Built-in storage cupboard housing a combination boiler. Radiator. Fitted carpet.

BEDROOM 3 (9' 4" x 8' 8") or (2.85m x 2.63m)

Access to loft. Double glazed window overlooking the rear. Radiator.




OUTSIDE

Good size enclosed garden to the rear which is laid to lawn with a hard-standing area at the top of the garden. To the front there is an enclosed garden with steps and pathway leading to the front door.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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