

21 Purcell Avenue  
Sandfields Estate  
Port Talbot  
Neath Port Talbot  
SA12 7TF

£180,000



- Spacious Three Bedroom Semi Detached
- Lounge
- Kitchen / Dining Room
- Downstairs Cloakroom WC
- Shower Room
- Beautifully Presented Large Rear Garden
- Garage Room & Storage Room
- Perfect Location For Schools & Beach Front
- Driveway To Front
- OFFERED WITH NO ONGOING CHAIN

**Ref: PRA10916**

**Viewing Instructions: Strictly By Appointment Only**



## General Description

\*\*\*NO ONGOING CHAIN & WALKING DISTANCE TO THE BEACH\*\*\* Daniel Matthew are pleased to offer for sale this three bedroom semi detached property situated a short distance to Aberavon beach front. Local shops, amenities and schools are all within walking distance. Accommodation comprises to the ground floor entrance hall, cloakroom/WC, lounge, kitchen / dining room. To the first floor there are three bedrooms and shower room. The front has a driveway and path leading to rear garden. The garage has been changed into a storage room. The property would benefit from modernising and the garden is generous and beautifully presented. This property would suit a growing family as the location is perfect ! Call 01656 750764 to arrange an viewing.

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## Accommodation

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### Entrance Hallway

Enter via UPVC front door into hallway, window with roller blind. Staircase off to first floor. Doors off to rooms.

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### Cloakroom/w.c (5' 10" x 3' 8") or (1.78m x 1.13m)

A UPVC obscure glazed window to the front. Fully tiled walls. A two piece suite in white which includes a WC and wash hand basin set into a vanity unit. Vinyl flooring.

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### Lounge (13' 11" x 10' 10") or (4.23m x 3.29m)

A good size room with UPVC double glazed windows to front and rear with blinds to remain. Artexed and coved ceiling. Radiator. Fitted carpets. Marble mantle piece being the focal point of the room. Door to front hallway and door to inner hallway giving access to rear garden.

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### Kitchen / Dining Room (18' 2" x 10' 4") or (5.54m x 3.14m)

An open plan kitchen dining room with UPVC double glazed window to front and back. Kitchen has a range of base and wall units to include inset draws and coordinating work surfaces. Stainless steel one and a half bowl sink and drainer with mixer tap. Space for dining table and chairs. Fitted carpets. Radiator. Door to inner hallway to rear garden.

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## Landing

UPVC double glazed window to rear with blinds and radiator under. Two cupboards, one is housing the central heating boiler. Access to loft which has a ladder and boarding.



## Bedroom One (12' 5" x 10' 6") or (3.79m x 3.20m)

Situated to the front of the property with UPVC double glazed window with vertical blinds and radiator under. Storage cupboard. Fitted carpets.



## Bedroom Two (10' 10" x 8' 8") or (3.31m x 2.65m)

Situated to the front of the property with UPVC double glazed window with vertical blinds and radiator under. Storage cupboard. Fitted carpets.



## Bedroom Three (9' 0" x 7' 10") or (2.75m x 2.39m)

Situated to the rear of the property overlooking the well kept rear garden with UPVC double glazed window with vertical blinds and radiator under. Fitted carpets.



## Shower Room (7' 5" x 5' 5") or (2.27m x 1.64m)

A three piece white shower room which includes a WC, pedestal wash hand basin, cubicle shower. Tiled walls and vinyl flooring. Radiator. Obscure glazed UPVC double glazed window to rear.



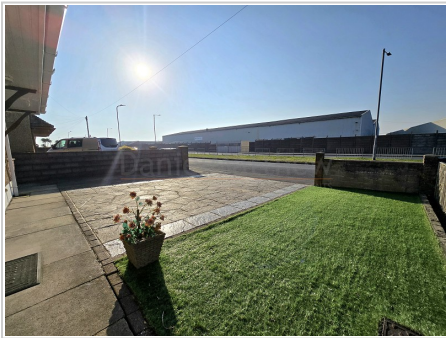
## Garden

The rear garden is very well presented and looked after. It is spacious and fully enclosed and has a large patio area with area's of artificial grass. Access to garage room and separate storage area. Access via the side to the front of the property.



## Garage

The garage has been changed into a storage room.



## Front Of Property

Driveway for off road parking. Pathway to front door. Artificial lawn. Enclosed front with a brick wall.

## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: C72

## Tenure

We are informed that the tenure is Freehold

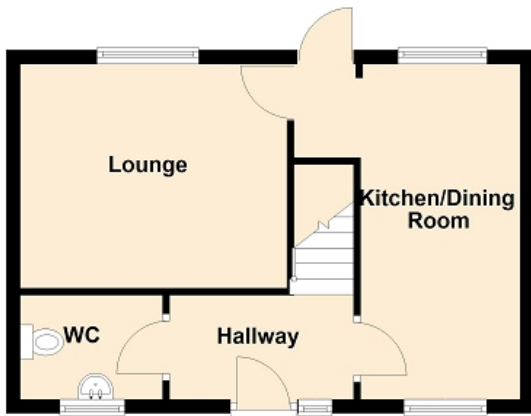
## Council Tax

Band B



### Ground Floor

Approx. 34.8 sq. metres (374.4 sq. feet)



### First Floor

Approx. 34.8 sq. metres (374.4 sq. feet)



Total area: approx. 69.6 sq. metres (748.8 sq. feet)

*Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.*