Payton Jewell Caines

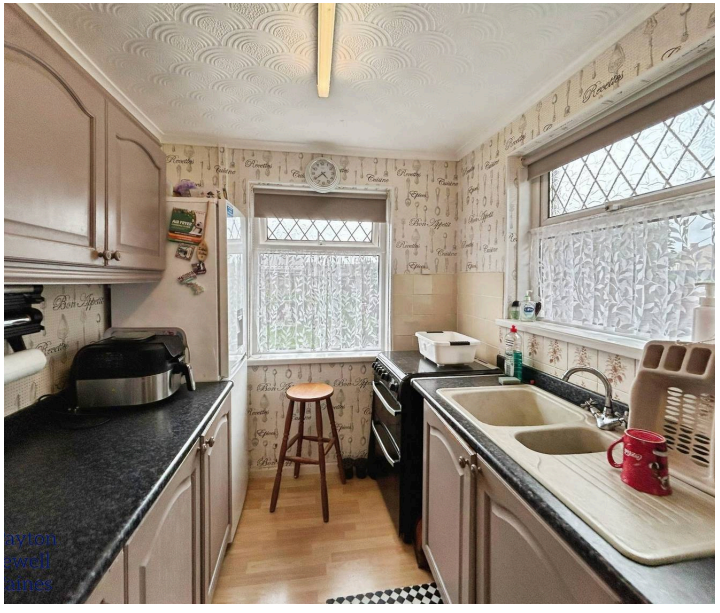


23 Silver Avenue, Port Talbot - SA12 7RU

Port Talbot

£170,000





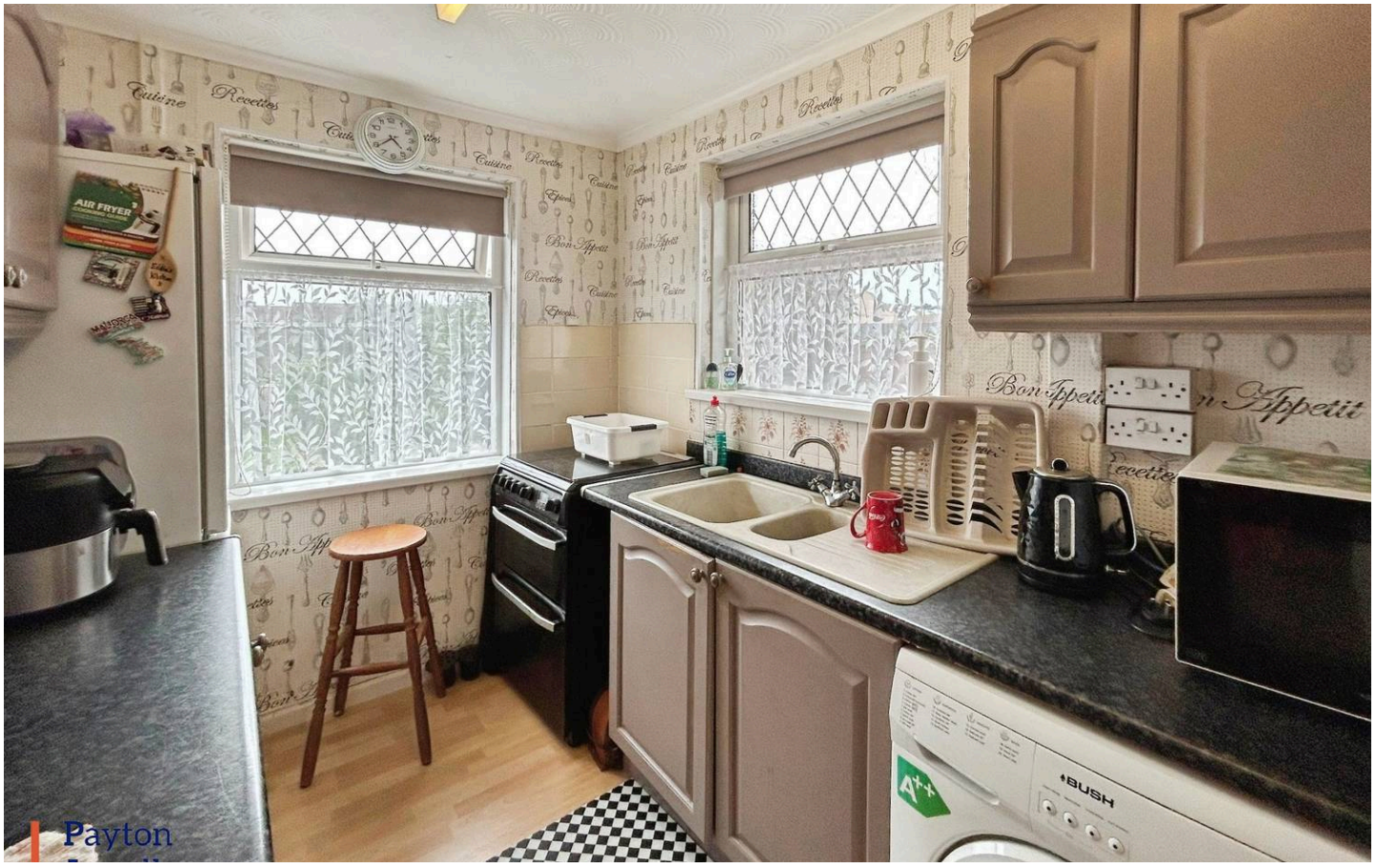


23 Silver Avenue

Port Talbot

Welcome to this three bedroom semi detached house. The property features two generous reception rooms, offering flexibility for entertaining or relaxing. There is a practical ground floor wet room for added convenience, as well as bathroom on the first floor. Upstairs, you will find three comfortable bedrooms, each with plenty of natural light. The house is offered with no onward chain, making it an ideal choice for buyers looking to move quickly. Driveway parking at the front of the property means you will never have to worry about finding a space after a long day

- Three Bedroom Semi-Detached Home
- Two Versatile Reception Rooms
- Ground Floor Wet room and First Floor Shower Room
- Sought after area of Sandfields
- Viewing Highly Recommended
- Driveway Parking to the Front
- No Onward Chain
- EPC - C


AIR FRYER
BUSH





Entrance
Via PVCu opaque door with PVCu opaque window.

Hallway
9' 10" x 2' 7" (3.00m x 0.80m)
Part laminate / part carpeted floor and radiator.

Reception 1
9' 6" x 10' 2" (2.90m x 3.10m)
Laminate flooring, tripe glazed PVCu window and radiator.

Reception 2
14' 1" x 9' 10" (4.30m x 3.00m)
Laminate flooring, PVCu window, radiator and gas fireplace.

Kitchen
6' 11" x 10' 2" (2.10m x 3.10m)
Two PVCu windows and laminate flooring. A range of wall and base units, space for freestanding cooker, fridge and washing machine.

Inner hallway
4' 7" x 2' 7" (1.40m x 0.80m)
Laminate flooring, opaque PVCu door to the side, access to the wet room.

Wet room
5' 11" x 4' 3" (1.80m x 1.30m)
Three piece suite comprising WC, wash hand basin and shower. PVCu opaque window and vinyl flooring.

Landing
9' 10" x 2' 11" (3.00m x 0.90m)
Fitted carpet and access to three bedrooms and bathroom.

Bathroom
8' 10" x 3' 11" (2.70m x 1.20m)
Three piece suite comprising bath, WC and wash hand basin. Vinyl flooring, radiator and PVCu opaque window.

Bedroom 1
13' 1" x 9' 10" (4.00m x 3.00m)
Fitted carpet, two PVCu triple glazed windows and radiator. Fitted wardrobes.

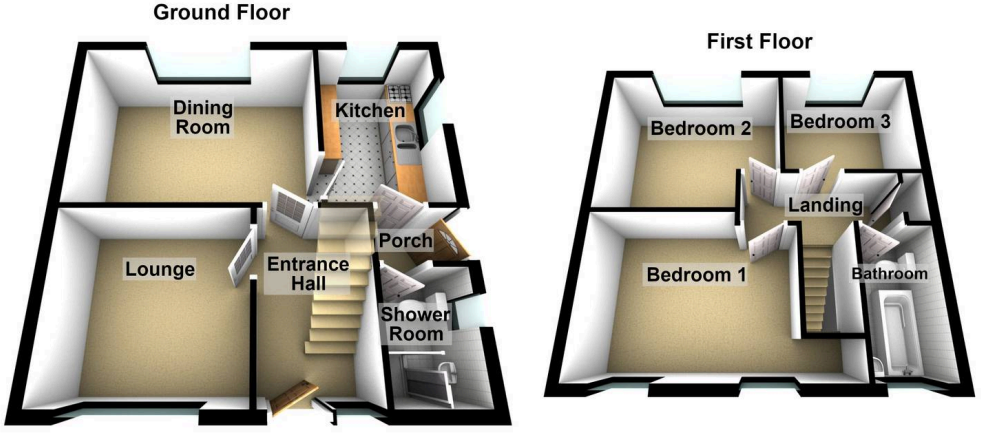
Bedroom 2
10' 10" x 9' 10" (3.30m x 3.00m)
Fitted carpet, radiator and PVCu window.

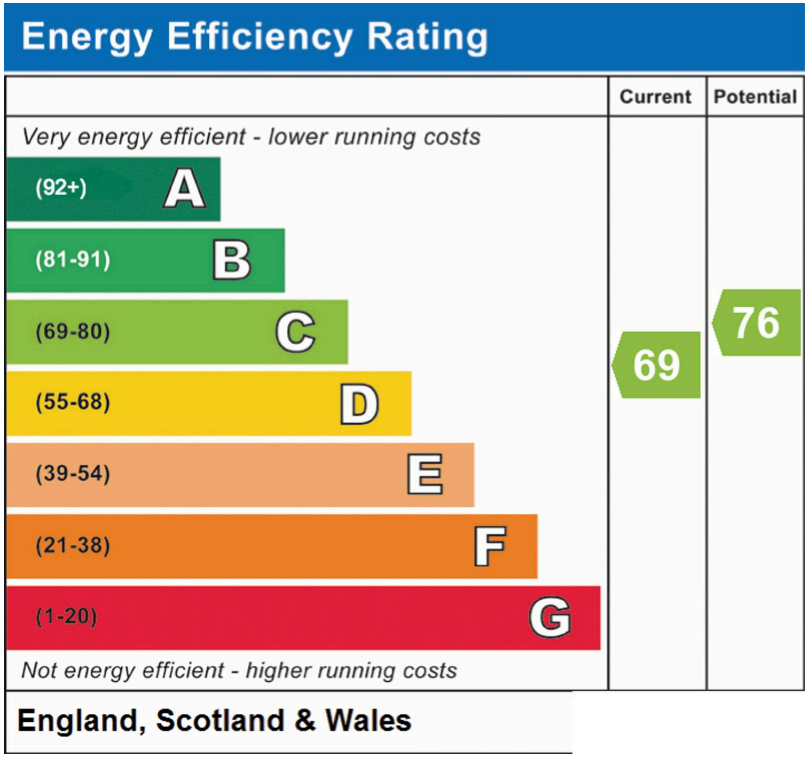
Bedroom 3
8' 10" x 7' 7" (2.70m x 2.30m)
Fitted carpet, radiator and PVCu window.

Outside
Driveway parking to the front with stone chippings. The rear garden is laid to lawn and patio with storage shed.









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