



Addison Road, Port Talbot

£87,500

Property Features

- **Three Bedrooms**
- **Off Road Parking**
- **Investment Opportunity**
- **Upvc Double Glazing**

Full Description

This three bedroom semi-detached property features living room, large kitchen diner and bathroom to the ground floor with three bedrooms to the first floor. Externally there is a lawned garden to the front with off road parking and to the rear is a level garden mainly laid to lawn. This property represents an ideal investment opportunity or a great first time purchase and early viewing is recommended.

LIVING ROOM

14' 6" x 10' 1" (4.42m x 3.07m)

Upvc window overlooking the front of the property, Gas fire (not tested), dark blue patterned carpet, radiator.

KITCHEN/DINER

16' 0" x 12' 0" at widest (4.88m x 3.66m at widest)

A range of wall and floor units finished in white with contrasting worktops, walls part tiled, space for upright fridge freezer, plumbed for washing machine, free standing oven and hob, Upvc window overlooking the rear of the property, Upvc door to rear, open to dining area.

BATHROOM

Adapted bathroom with walk in shower, low level WC and pedestal sink finished in white, Upvc window to rear, walls part tiled, radiator.

BEDROOM 1

15' 0" x 8' 6" (4.57m x 2.59m)

Upvc window overlooking the front of the property, radiator, walk in closet with potential for adaption to en-suite.

BEDROOM 2

10' 4" x 8' 11" at widest (3.15m x 2.72m at widest)

Upvc window overlooking the rear of the property, radiator, neutral carpet, cupboard containing hot water tank.



BEDROOM 3

9' 2" x 7' 3" (2.79m x 2.21m)

Upvc window overlooking the rear of the property, radiator, neutral carpet.

EXTERNALLY

To the front of the property is a lawned garden and off road parking, to the rear is a level lawned garden and patio area.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements