



Fairway, offers over £160,000

- Modern fitted kitchen/diner
- Excellent links to Aberavon Seafront and the M4 corridor
- Utility room
- Three good-sized bedrooms
- EPC Rating: C
- Council Tax Band : B





About the property

Situated in the popular residential area of Fairway, Aberavon, this well-presented three-bedroom home offers spacious accommodation throughout, making it an ideal purchase for first-time buyers, growing families, or investors alike.

Excellent for attendance to the popular St Joseph's Catholic Schools as well as Ysgol Bae Baglan! Conveniently located for access to Aberavon Seafront and the M4 corridor, perfect for commuters into Swansea and Cardiff. The property is approached via a low-maintenance front garden leading to the front entrance. Internally, the accommodation opens into a welcoming lounge, with stairs rising to the first floor. To the rear of the property is a modern fitted kitchen/diner, providing an excellent space for both everyday living and entertaining. The ground floor further benefits from a useful utility room and double doors opening directly onto the rear garden.

To the first floor, there are three well-proportioned bedrooms along with a family bathroom.

Externally, the property boasts a generous enclosed rear garden, offering a combination of patio and chippings, providing the perfect space for outdoor dining, children's play, or simply relaxing in the warmer months.

Accommodation

Lounge

Kitchen/Diner

Utility Room

Bedroom One

Bedroom Two

Bedroom Three

Family Bathroom



ntern



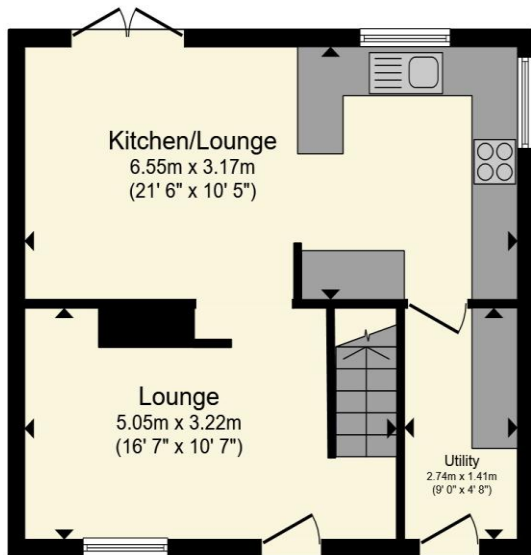
Agents Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

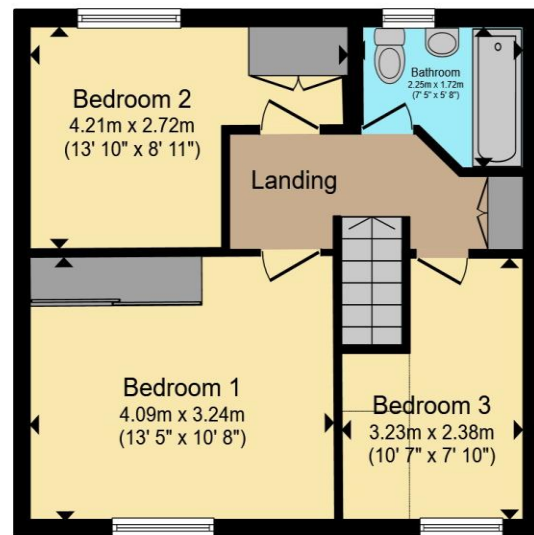
01639 635115

neath@peteralan.co.uk

Floorplan



Ground Floor



First Floor

Total floor area 78.3 m² (843 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153. Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let mortgages are not regulated.