Clee Tompkinson Francis

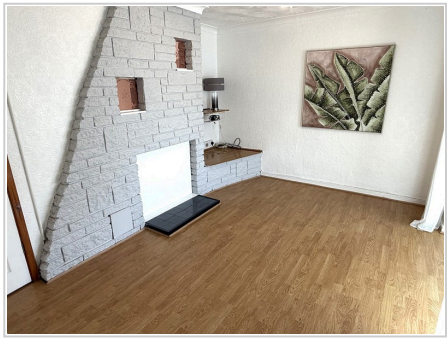
Chartered Surveyors, Valuers, Estate Agents & Auctioneers

14 Offices Across South Wales

Southdown Road
Port Talbot
Neath Port Talbot

£160,000











- SEMI DETACHED HOUSE
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- DOWNSTAIRS CLOAKROOM
- FAMILY BATHROO0M
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- ENCLOSED GARDENS

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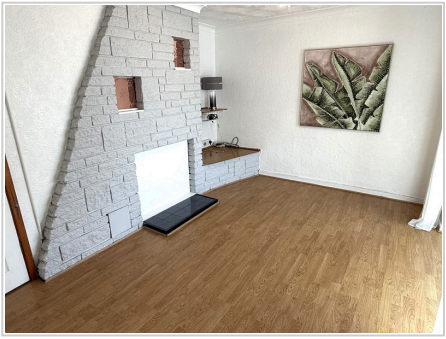
Viewing Instructions: Strictly By Appointment Only

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General Description

Offered for sale is this three bedroom semi detached property situated close to the Aberavon Beach front with its various children's activities, a Leisure Centre and a Cinema. The Port Talbot Town Centre is a short drive away with many shops, bars and eateries. Council Tax Band B.

Accommodation



Entrance

Via double glazed entrance door into:-

Porch

Double glazed windows to the side and front, textured ceiling, laminate flooring, door into:-

Lounge (12' 10" Max x 10' 02" Max) or (3.91m Max x 3.10m Max)

Double glazed box bay window to the front, feature fireplace, coved and textured ceiling, laminate flooring, radiator, staircase to first floor, door into:-

Kitchen/ dining room (21' 0" Max x 10' 0" Max) or (6.40m Max x 3.05m Max)

Double glazed windows to the side, double glazed window to the rear, fitted with a range of wall and base units with worktops over, incorporating sink and drainer, space for washing machine, cooker and fridge freezer, vinyl flooring, under stairs storage cupboard, radiator, double glazed door to side.

W.C.

Double glazed obscure window to the side, vinyl flooring, respatex panelling to walls and ceiling.

1st Floor Landing

access to loft, airing cupboard housing gas central heating boiler.

Bedroom 1 (12' 10" Max x 10' 02" Max) or (3.91m Max x 3.10m Max)

Double glazed window to the front, storage cupboard, radiator.

Bedroom 2 (12' 02" Max x 8' 07" Max) or (3.71m Max x 2.62m Max)

Double glazed window to the rear, vinyl flooring, radiator.

Bedroom 3 (8' 03" x 7' 08") or (2.51m x 2.34m)

Double glazed window to the rear, vinyl flooring, radiator.

Bathroom

Double glazed obscure window to the front, fitted with panelled bath with overhead shower, wash hand basin and low level WC. vinyl flooring, radiator.

EXTERNALLY

Front garden with gated access to driveway with parking for 1 car (subject to necessary permission to drop the kerb) pedestrian gated access to the side leading to enclosed rear garden laid to patio and lawned areas, storage shed.

Broadband and Mobile phone

Broadband is available in the vicinity and the mobile phone signal in the area is deemed to be good.

Note.

THIS PROPERTY IS OF NON STANDARD CONSTRUCTION - (POURED CONCRETE)

Services

Mains electricity, mains gas, mains water, mains drainage

EPC Rating:71

Tenure

We are informed that the tenure is Freehold

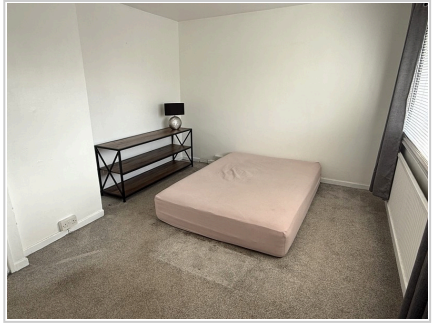
Council Tax

Band B



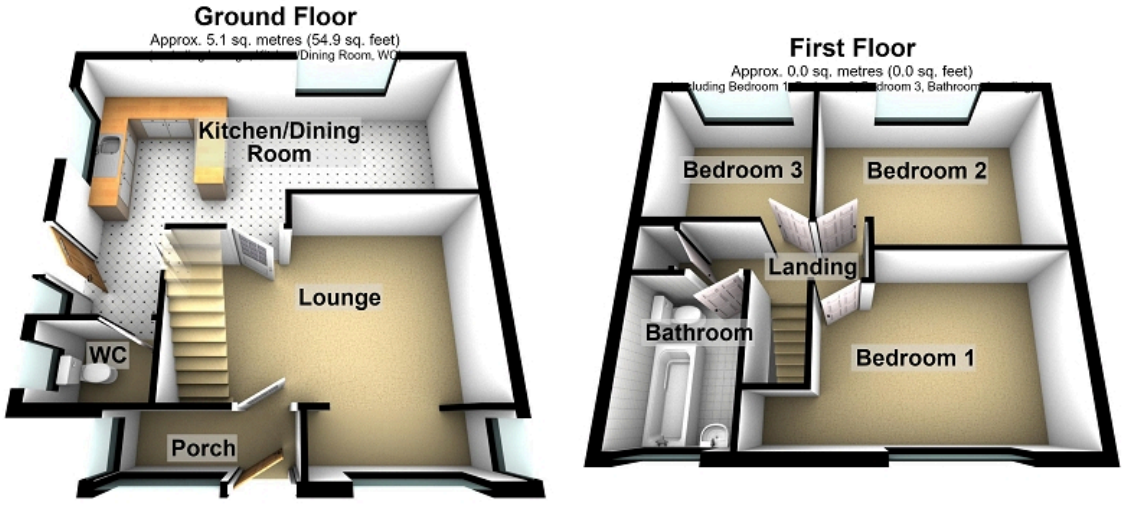








Total area: approx. 5.1 sq. metres (54.9 sq. feet)

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