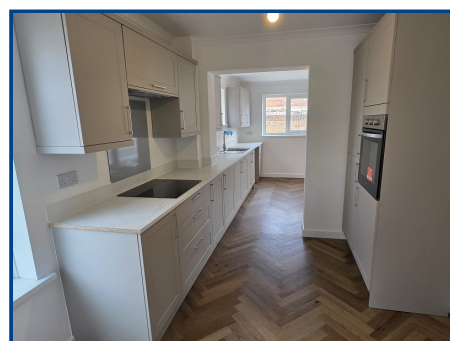


**Windsor Village
Port Talbot
Neath Port Talbot.**

Price **£295,000**



- SEMI DETACHED HOUSE
- SPACIOUS ACCOMMODATION
- THREE BEDROOMS
- COMPLETELY RENOVATED
- ENCLOSED REAR GARDEN
- PARKING FOR SEVERAL VEHICLES
- VIEWING HIGHLY RECOMMENDED



General Description

An opportunity to purchase a completely renovated extended semi detached house situated at the end of the cul-de-sac on the popular Windsor Village Estate within walking distance of various shops and amenities, a short drive will take you to Aberavon beach front with an array of cafes and restaurants, leisure centre and cinema. This spacious property is an ideal family home. NO CHAIN. COUNCIL TAX BAND C.

EPC Rating: D68

Windsor Village, Port Talbot, Neath Port Talbot.

Property Description

Spacious family home with the accommodation comprising of entrance hallway, lounge and kitchen/dining/family room to the ground floor and three bedrooms and family bathroom to the first floor. The property benefits from gas central heating, double glazing front and rear gardens and driveway with parking for several vehicles. Viewing is a must.

Entrance

via double glazed door into:-

Hallway

Staircase to first floor, under stairs storage cupboard, LVT flooring, door into:-

Lounge (13' 0" x 11' 06") or (3.96m x 3.51m)

Kitchen / Dining / Living Room (20' 0" x 17' 03") or (6.10m x 5.26m)

Double glazed windows to side and rear, double glazed french doors to rear, fitted with a range of wall, drawer and base units with complimentary work surfaces over incorporating stainless steel sink and drainer, induction hob with extractor fan over, plumbing for washing machine, integrated fridge freezer, eye level oven, LVT flooring, coved ceiling, two radiators.

First Floor Landing

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

Bedroom 1 (12' 06" x 9' 06") or (3.81m x 2.90m)

Double glazed window to the front, radiator.

Bedroom 2 (10' 01" x 9' 03") or (3.07m x 2.82m)

Double glazed window to the rear, coved ceiling, radiator.

Bedroom 3 (8' 01" Max x 7' 07" Max) or (2.46m Max x 2.31m Max)

Double glazed window to the front, radiator.

Bathroom

Double glazed obscure window to the rear, fitted with panelled bath with overhead shower and side screen, wash hand basin set in vanity unit, LVT flooring, fully tiled walls, heated towel rail.

EXTERNALLY

front garden laid to gravel with driveway to side with parking for several vehicles, gated pedestrian access leading to enclosed rear garden laid to patio.

Services

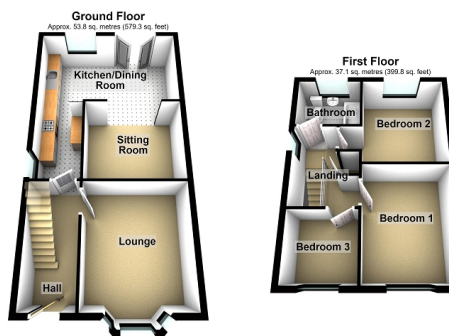
Mains electricity, mains water, mains gas, mains drainage

Tenure

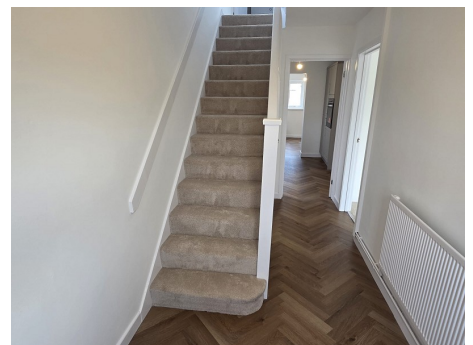
Freehold

Council Tax

C



Total area: approx. 91.0 sq. metres (979.1 sq. feet)



Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services

Our 12 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial. If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

Money Laundering Regulations

As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.