Iris Close
Port Talbot
Neath Port Talbot.

Price **£165,000**











- SEMI DETACHED HOUSE
- SPACIOUS FAMILY HOME
- EXTENDED KITCHEN
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- CONSERVATORY
- ENCLOSED GARDENS
- NO CHAIN

General Description

We are pleased to offer for sale this extended three bedroom semi detached property situated in the popular area of Sandfields and close to local amenities with the Port Talbot Town Centre a short drive away with its many bars, shops and eateries and close by is the Aberavon Beach which has a Cinema and a Leisure Centre. Council Tax Band B. Viewing is recommended.

Iris Close, Port Talbot, Neath Port Talbot.

Property Description
An opportunity to purchase an extremely spacious family home which does require some updating. The accommodation comprises of entrance porch, hallway, sitting room, lounge, conservatory, kitchen breakfast room, lean-to and WC to the ground floor and three bedrooms and bathroom to the first floor. The property benefits from gas central heating, double glazing and enclosed gardens.

Entrance
Via double glazed door into:-

Porch
Double glazed windows to front and side, textured ceiling, open into sitting room, door into:-

Hallway
Staircase to first floor, under stairs storage cupboard, coved and textured ceiling, radiator.

Sitting Room (12' 0" x 10' 02") or (3.66m x 3.10m)
Open to porch, two recess alcoves, radiator.

Lounge (15' 01" x 10' 06") or (4.60m x 3.20m)
Feature fireplace, incorporating gas fire, two recess alcoves, coved and textured ceiling, radiator, double glazed french doors leading into:-

Conservatory (13' 06" x 11' 0") or (4.11m x 3.35m)
Of dwarf brick wall and UPVC construction with polycarb roof, double glazed windows to sides and rear, double glazed french doors to side, tiled flooring.

Kitchen / Breakfast Room (15' 01" Max x 10' 06" Max) or (4.60m Max x 3.20m Max)
Double glazed windows to front and side, door to rear leading to lean-to, fitted with a range of wall drawer and base units with worktops over incorporating sink and drainer,eye level electric oven and grill, four ring gas hob, part tiled walls, tiled flooring.

Lean To Porch (7' 05" x 3' 06") or (2.26m x 1.07m)
Window to rear door to side, door leading into:-

W.C.
Fitted with WC and wash hand basin.

First Floor Landing
Double glazed window to the front, access to loft, storage cupboard, airing cupboard housing gas central heating boiler.

Bedroom 1 (11' 07" x 10' 01") or (3.53m x 3.07m)
Double glazed window to the front, coved ceiling, radiator.

Bedroom 2 (12' 01" x 10' 09") or (3.68m x 3.28m)
Double glazed window to rear, coved ceiling, radiator.

1st Floor Flat (10' 03" x 7' 03") or (3.12m x 2.21m)
Double glazed window to the rear, coved ceiling radiator.

Bathroom
Double glazed obscure window to the side, fitted with panelled bath with overhead shower, wash hand basin set in vanity unit and low level WC, part tiled walls, tiled flooring, radiator.

EXTERNALLY
Front, side and rear enclosed gardens currently overgrown.

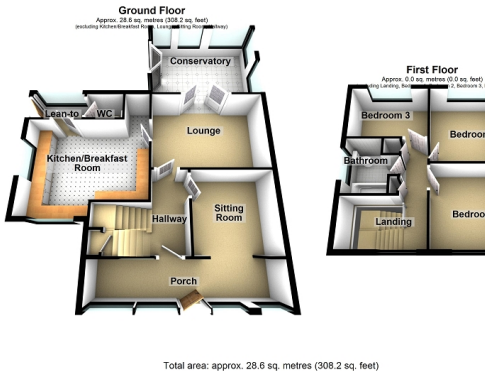
Broadband and Mobile phone
Broadband is available in the vicinity and the mobile phone signal in the area is deemed to be good.

Note.
The probate has been applied for but not yet granted.

Services
Mains electricity, mains water, mains gas, mains drainage

Tenure
Freehold

Council Tax
B



Total area: approx. 28.6 sq. metres (308.2 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.