



## Talbot Road

£145,000

- Semi Detached
- Three Bedrooms
- Potential For Off Road Parking (Subject to relevant planning permissions)
- Council Tax Band B
- Ideal Investment or First Time Buy
- EPC Rating: D



 3  1  2





## About the property

Available for sale with no-ongoing chain is this ideal family home in Cimla. Well presented throughout, the home boasts great links into Neath town centre with excellent access to local amenities, shops and schools as well as easy commute to the M4 corridor.

Internally the property comprises of an entrance hallway, lounge, lounge diner, kitchen and inner hallway leading through to the utility room and enclosed rear garden all to the ground floor. The kitchen features integrated appliance such as the cooker and hob with a fitted breakfast bar while the utility space allows room for extra base units with worktop space over. To the first floor is a landing leading through to three bedrooms, of which two are doubles, and the bathroom fitted with a four piece suite.

The front garden allows potential for a driveway (subject to the relevant planning permissions) but is currently gated with raised flower beds and mature berry bushes. Access to the rear is provided via the inner hallway leading through to patio spaces, raised beds of stone chipping's and a footpath leading to the sheds.

Internal viewings are highly recommended to truly appreciate the property.





## Accommodation

### Entrance Hallway

### Lounge

12' 1" Max x 13' ( 3.68m Max x 3.96m )

### Kitchen

14' x 8' 2" ( 4.27m x 2.49m )

### Lounge Diner

18' 8" x 10' 5" ( 5.69m x 3.17m )

### Inner Hallway

### Utility Room

8' 1" x 5' 5" ( 2.46m x 1.65m )

### Landing

### Bedroom One

12' 9" x 9' 9" ( 3.89m x 2.97m )

### Bedroom Two

12' 2" x 9' 7" ( 3.71m x 2.92m )

### Bedroom Three

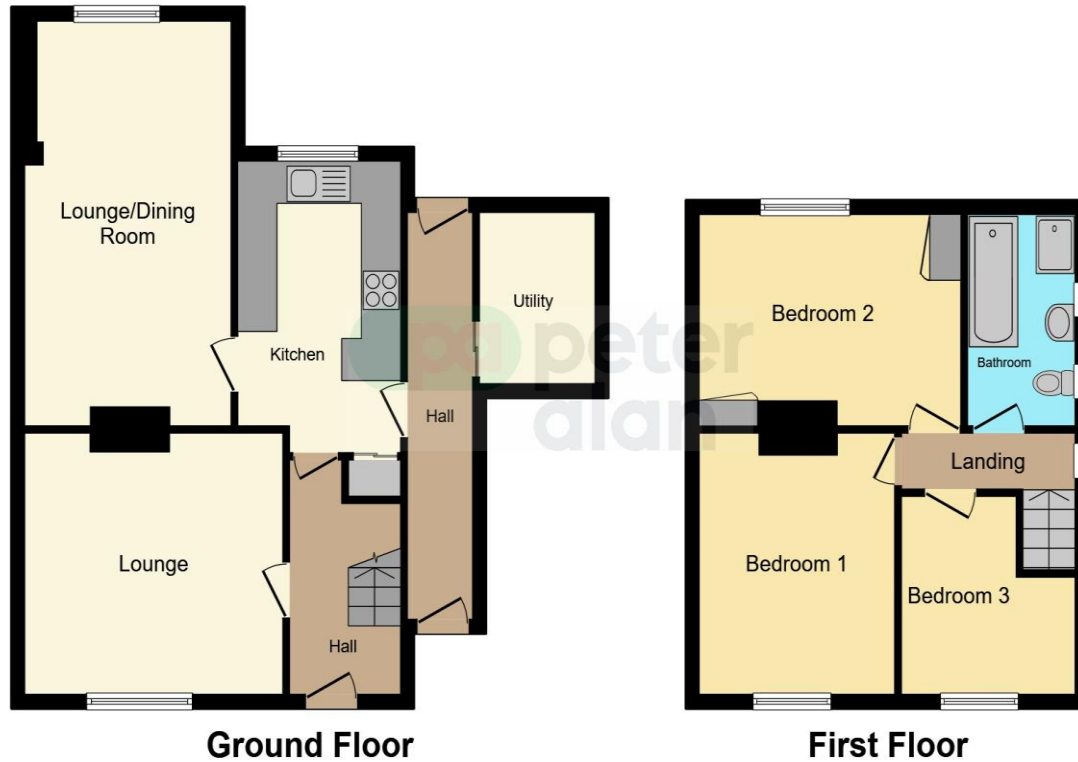
9' 3" x 9' 1" ( 2.82m x 2.77m )

### Bathroom

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## Floorplan



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