



Lower West End, £110,000

- Council Tax Band - A
- SOLD WITH VACANT POSSESSION
- Three Bedrooms
- Two Reception Rooms
- Rear Enclosed Garden
- Double Garage
- EPC Rating: D



 3  1  2



About the property

**** Now being sold with vacant possession **!** A well presented, three bedroom property for sale situated in Taibach, Port Talbot. The property is within close proximity to local schools, shops, public transport links and just a short drive into Port Talbot Town Centre and Aberavon Beach Front.

Internally the property comprises of an entrance hall, a lounge, dining room, kitchen, bathroom and w.c to the ground floor. The first floor features three bedrooms.

To the rear of the property there is an enclosed, low maintenance garden with a brick built double garage.

Internal viewings highly recommended.





Accommodation

Entrance Hall- Vinyl floor, uPVC door to front, door to dining room, stairs to first floor.

W.C- W.C, plastic cladding, uPVC, obscure window to rear.

Lounge- 12' 9" x 10' 1" (3.89m x 3.07m)
Laminate floor, uPVC to rear, door to kitchen, opening to lounge, storage to the alcoves. Storage under stairs.

Dining Room- 12' 8" x 9' 1" (3.86m x 2.77m)
Laminate floor, uPVC to front, storage built in to alcoves.

Kitchen- 11' 3" x 9' 7" (3.43m x 2.92m)
Wall and base units, 1 1/2 bowl stainless steel sink, integrated dual cooker, hob and cooker hood. Space for fridge freezer and dishwasher. Tiled floor and splashback, uPVC door and window to side. Door to W.C and bathroom.

Bathroom- Bath with shower over and glass screen, wash hand basin, cupboard with space for washing machine, tiled floor and walls, uPVC obscure window to rear.

Landing- Carpeted from stairs, access to loft, doors to three bedrooms.

Bedroom One- 12' 5" x 8' 2" (3.78m x 2.49m)
Carpet, uPVC to front.

Bedroom Two- 9' 4" x 6' 9" (2.84m x 2.06m)
uPVC to front, carpet.

Bedroom Three- 9' 3" x 7' 2" (2.82m x 2.18m)
Carpet, uPVC to rear.

Rear Garden- Footpath to garage with raised patio space.

Garage- 19' 6" x 15' 8" (5.94m x 4.78m)
Window and uPVC door to rear. Accessed via roller shutter door on rear lane. Wall and base units.

Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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