



Caradog Street

£125,000

- Ideal First Time Purchase!
- Beautifully Presented, Family Home
- Driveway To The Rear!
- Council Tax Band - B
- Conveniently Located
- EPC Rating: E



2 1 1



About the property

The perfect first time purchase and ideal family home! Boasting an enclosed rear garden with gated off street parking accessed via a lane. Well situated for commuters into Swansea or Cardiff with easy access to the M4 corridor as well as public transport routes via mainline train station or bus routes in Port Talbot Town Centre. Renowned schools are nearby, including St Joseph's R C Comprehensive School and Ysgol Cwm Brombil school. Internally, the property comprises of an entrance hallway, with stairs to the landing. A door leads through to an open plan lounge / dining area and the modern fitted kitchen to the rear. The first floor houses both double bedrooms, access to the loft space and a family bathroom consisting of a bath with shower over, wc and hand wash basin. Internal viewings are highly recommended.

Accommodation

Entrance Hall

Lounge Area

9' 9" x 12' 6" (2.97m x 3.81m)

Dining Area

11' 4" x 13' 2" (3.45m x 4.01m)

Kitchen

14' 2" x 8' 7" (4.32m x 2.62m)



Landing

Bedroom One

14' 3" x 9' 9" (4.34m x 2.97m)

Bedroom Two

10' 5" x 11' 8" (3.17m x 3.56m)

Bathroom

Rear Garden

Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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