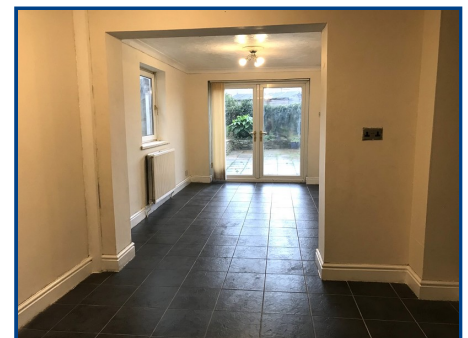


Lake Road
Port Talbot
Neath Port Talbot.

Price **£165,000**



- Mid Terrace House
- Spacious Accommodation
- Two Reception Rooms
- Three Bedrooms
- Family Bathroom
- Driveway
- Enclosed Garden
- Outbuilding



General Description

Mid Terrace property situated in a very popular area with easy access to the Town Centre, Aberavon beach and the M4 motorway. This property will make an ideal family home. VIEWING HIGHLY RECOMMENDED. Council Tax Band B.

EPC Rating: C70

Lake Road, Port Talbot, Neath Port Talbot.

Property Description

This extended Mid Terrace House is situated in a very popular location and comprises of hallway, lounge, dining room, kitchen, three bedrooms and bathroom and benefits from gas central heating and double glazing. There is a driveway to the front with parking for two cars and an enclosed rear garden and large garden shed. VIEWING IS HIGHLY RECOMMENDED. Council Tax Band B.

Entrance

Via double glazed door into:

Porch

Double glazed window to side, tiled floor, part tiled walls, coved and textured ceiling with spotlights, door into:-

Hallway

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

Lounge (16' 05" Max x 13' 04" Max) or (5.00m Max x 4.06m Max)

Double glazed french doors to front, double glazed window to side, two recess alcoves incorporating wall lights, coved and textured ceiling, radiator.

Family/Dining Room (22' 07" Max x 9' 06" Max) or (6.88m Max x 2.90m Max)

Double glazed french doors to rear, tiled floor, radiator, door into:-

Kitchen (8' 09" Max x 8' 09" Max) or (2.67m Max x 2.67m Max)

Double glazed window and door to rear, fitted with a range of wall, drawer and base units with worktops over incorporating one and a half bowl sink and drainer, electric oven and four ring gas hob with extractor chimney over, fully tiled walls, space for fridge and freezer, plumbing for washing machine, textured ceiling, radiator.

First Floor Landing

Access to loft, coved and textured ceiling, smoke alarm.

Bedroom 1 (16' 09" Max x 8' 03" Max) or (5.11m Max x 2.51m Max)

Double glazed window to rear, fitted with a range of fitted wardrobes incorporating hanging space, shelving and drawer unit, coved and textured ceiling, radiator.

Bedroom 2 (10' 09" Max x 10' 02" Max) or (3.28m Max x 3.10m Max)

Double glazed window to front, fitted with a range of wardrobes incorporating hanging space and shelving, coved and textured ceiling, laminate flooring, radiator.

Bedroom 3 (8' 03" Max x 7' 07" Max) or (2.51m Max x 2.31m Max)

Double glazed window to front, storage cupboard, laminate flooring, radiator.

Bathroom

Double glazed obscure window to rear, fitted with panelled bath with overhead shower, wash hand basin and low level WC. fully tiled walls, vinyl flooring spotlights to ceiling, radiator.

EXTERNALLY

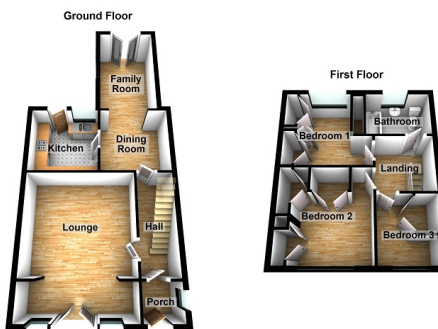
Gated access to the front leading to brick pavia driveway with parking for two cars. Enclosed rear garden laid to patio areas, large storage shed, pedestrian gated access leading to shared pathway to front of the property.

Tenure

Freehold

Council Tax

B



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 14 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.