

**Cae Morfa Road
Port Talbot
Neath Port Talbot.**

Price **£169,495**



- MID TERRACE PROPERTY
- THREE BEDROOMS
- LOUNGE
- FITTED KITCHEN/DINER
- GARDENS & OFF ROAD PARKING
- VIEWING IS RECOMMENDED
- RECENTLY RENOVATED



General Description

Recently renovated three bedroom mid terrace property with new kitchen, bathroom and carpets. The property is situated close to the Port Talbot Town Centre with all its amenities, the Port Talbot transport hub and easy access to the M4 Motorway. Internal viewing is highly recommended. Council Tax Band B.

EPC Rating: C74

Property Description

We are pleased to offer for sale this recently renovated three bedroom mid terrace property with the accommodation comprising of the above mentioned bedrooms, lounge, fitted kitchen/diner with utility area and bathroom/W.C. to the first floor. The property benefits from having gas central heating, double glazing, gardens to the front and rear together with off road parking. Internal viewing is highly recommended.

Lounge (10' 04" Max x 10' 01" Max) or (3.15m Max x 3.07m Max)

Entrance door into lounge with new carpet, coved ceiling, radiator and stairs to the first floor. Window to the front. Open to:

Kitchen/Diner (21' 03" Max x 11' 0" Max) or (6.48m Max x 3.35m Max)

Fitted with a range of new base and wall units to include sink unit, four ring hob and built in oven. Wood effect flooring and access to utility area with fitted cupboard, worktops and spaces for washing machine and tumble dryer with door to the front. Window and door to the rear. Dining area with patio doors to the rear.

FIRST FLOOR ACCOMMODATION

Landing

Access to loft and airing cupboard housing gas central heating boiler (brand new boiler with five year warranty).

Bedroom 1 (13' 04" Max x 10' 07" Max) or (4.06m Max x 3.23m Max)

Coved ceiling, radiator and window to the front.

Bedroom 2 (13' 05" Max x 8' 09" Max) or (4.09m Max x 2.67m Max)

Coved ceiling, radiator and window to the rear.

Bedroom 3 (10' 05" Max x 7' 07" Max) or (3.18m Max x 2.31m Max)

Coved ceiling, radiator and window to the rear.

Bathroom

Comprising panelled bath with shower over and glass side screen, pedestal wash hand basin and low level W.C. Obscure window to the rear and part tiled walls.

Outside

Front garden with gravelled area and off road parking facilities. Enclosed good size rear garden with lawned area and garden shed with electric.

Services

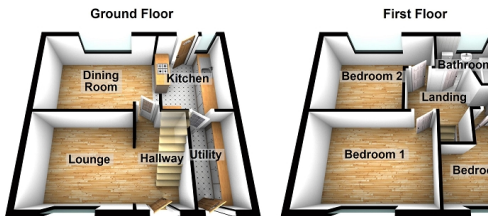
Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

B



Important notice

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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.