

**Gordon Crescent
Port Talbot
Neath Port Talbot.**

Price **£145,000**



- END TERRACE PROPERTY
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- FITTED KITCHEN & UTILITY AREA
- FIRST FLOOR BATHROOM
- GARDENS & OFF ROAD PARKING



General Description

This end of terrace property is situated in the popular location of Sandfields within walking distance of the beach front, local amenities and the local transport hub, a short drive will take you to Port Talbot Town Centre and the M4 motorway. Internal viewing is recommended. Council Tax Band B.

EPC Rating: E48

Gordon Crescent, Port Talbot, Neath Port Talbot.

Property Description

An opportunity to purchase this family home situated in a popular area of Sandfields with the accommodation comprising of Entrance Hallway, Lounge, Kitchen/Dining Room, Utility area, Three Bedrooms and Bathroom. The property benefits from gas central heating, gardens and off road parking. Viewing is recommended. Council Tax Band B

Hall

Stairs to the first floor, radiator, smoke alarm and door into:

Dining Room (10' 05" x 10' 0") or (3.18m x 3.05m)

Coved and textured ceiling, radiator and double glazed window to the front.

Lounge (16' 06" x 10' 02") or (5.03m x 3.10m)

Radiator and double glazed window to the rear. Open to:

Kitchen (10' 0" x 4' 08") or (3.05m x 1.42m)

Fitted with a range of base and wall units with complimentary work tops over incorporating stainless steel sink and drainer. Electric oven, four ring gas hob and stainless steel extractor chimney over. Part tiled walls, vinyl flooring and double glazed window to the side.

Utility Area (9' 02" x 4' 08") or (2.79m x 1.42m)

Vinyl flooring, understairs storage area, double glazed door to the side and two obscure windows to the side.

FIRST FLOOR ACCOMMODATION

Landing

Access to loft, textured ceiling and smoke alarm. Airing cupboard incorporating boiler.

Bedroom 1 (13' 01" x 10' 05") or (3.99m x 3.18m)

Storage cupboard, radiator and double glazed window to the front.

Bedroom 2 (12' 05" x 8' 09") or (3.78m x 2.67m)

Radiator and double glazed window to the rear.

Bedroom 3 (8' 06" x 8' 00") or (2.59m x 2.44m)

Radiator and double glazed window to the rear.

Bathroom (8' 09" x 4' 08") or (2.67m x 1.42m)

Comprising panelled bath with overhead shower and glass side screen, wash hand basin and low level W.C. Vinyl flooring, wall mounted stainless steel heated towel rail and textured ceiling. Double glazed obscure window to the front.

Outside

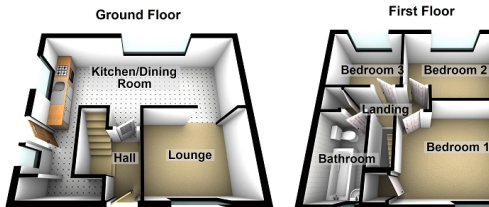
Front garden laid to lawn with driveway to the side, pedestrian gated access leading to enclosed rear garden which is laid to patio and lawn.

Tenure

Freehold

Council Tax

B



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Professional Services

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