

**Gwar Y Caeau
Port Talbot
Neath Port Talbot.**

Offers In Region Of £199,995



- DETACHED DORMER BUNGALOW
- TWO BEDROOMS
- LOFT ROOM
- TWO RECEPTION ROOMS
- KITCHEN & BATHROOM/W.C.
- GARDENS & GARAGE
- LOVELY VIEWS OVER TO SWANSEA BAY
- VIEWING IS RECOMMENDED



General Description

We are pleased to offer for sale this two bedroom detached dormer bungalow with the added benefit of a loft and very pleasant views over Port Talbot and Swansea Bay. The property is situated close to the Port Talbot Town Centre, the Port Talbot Transport Hub and with easy access to the M4 Motorway. Internal viewing is recommended. Council Tax Band C.

EPC Rating: D55

Gwar Y Caeau, Port Talbot, Neath Port Talbot.

Property Description

Offered for sale is this two bedroom detached dormer bungalow with the accommodation comprising of the above mentioned bedrooms, entrance hall, two reception rooms, fitted kitchen, bathroom/W.C. and a loft room. The property benefits from having gas central heating, double glazing and front and rear gardens together with a garage. There are very pleasant views to the front and viewing is recommended.

Hall

Stairs leading to attic room, picture rail, laminate floor and radiator.

Lounge (12' 04" x 11' 02" Max Max) or (3.76m x 3.40m Max)

Two recess alcoves, coved ceiling, radiator and double glazed bay window to the front.

Dining Room (12' 07" x 11' 01") or (3.84m x 3.38m)

Storage cupboard, radiator and double glazed obscure window to the side. Door into:

Kitchen (12' 07" x 5' 03") or (3.84m x 1.60m)

Fitted with a range of base units with complementary work surfaces over incorporating stainless steel sink and drainer. Space for cooker, plumbing for washing machine and dishwasher. Original tiled floor, part tiled walls, tongue and groove panelling to a sloped ceiling. Extractor fan, radiator, double glazed window and door to the rear.

Bedroom 1 (12' 05" x 11' 01") or (3.78m x 3.38m)

Radiator and double glazed bay window to the front.

Bedroom 2 (10' 09" x 9' 05") or (3.28m x 2.87m)

Fitted wardrobe and storage cupboards with sliding doors. Coved ceiling, radiator and double glazed window to the rear.

Bathroom/W.C. (7' 07" x 7' 04") or (2.31m x 2.24m)

Comprising bath with overhead shower, wash hand basin and low level W.C. Airing cupboard housing gas central heating boiler and shelving. Tiled walls, radiator and double glazed obscure window to the rear.

FIRST FLOOR ACCOMMODATION

Loft Room (16' 07" Max x 13' 08" Max) or (5.05m Max x 4.17m Max)

Fitted wardrobes, storage cupboard to eaves, radiator and double glazed window to the front with views over Port Talbot and Swansea Bay.

Outside

Tiered rear garden planted with various plants, trees and shrubs. Good size storage shed, potting shed and pedestrian access around both sides of the bungalow. Front garden with garage and steps leading up to a seating area with lovely views over Port Talbot and Swansea Bay.

Services

Tenure

Freehold

Council Tax

C



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.