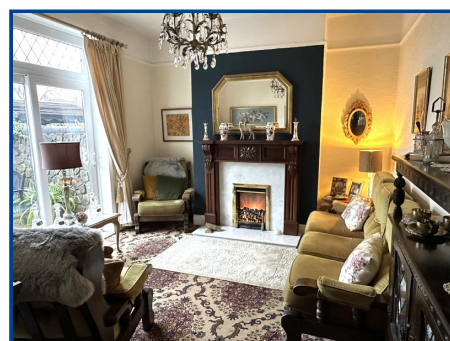


**Victoria Road
Port Talbot
Neath Port Talbot.**

Price **£240,000**



- SEMI DETACHED PROPERTY
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- FIRST FLOOR BATHROOM/W.C.
- GARDENS & GARAGE
- VIEWING HIGHLY RECOMMENDED



General Description

Very well presented three bedroom semi detached house with the added benefit of a garage is situated close to the Aberavon Beach Front with various activities, cafes and ice cream parlour, the Port Talbot Town Centre is also close by with all its amenities, the Port Talbot Transport Hub and with easy access to the M4 Motorway. Internal viewing is highly recommended. Council tax Band C.

Victoria Road, Port Talbot, Neath Port Talbot.

Property Description

We are pleased to offer for sale this well presented three bedroom semi detached family home with the accommodation comprising of the above mentioned bedrooms, entrance hall, two reception rooms, fitted kitchen 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 garage for off road parking. Internal viewing is highly recommended.

Hall

Stairs to the first floor and understairs storage cupboard. Tiled floor, radiator and smoke alarm.

Lounge (11' 07" Max x 11' 01" Max) or (3.53m Max x 3.38m Max)

Two recess alcoves with wall lights, coved ceiling and picture rail. Radiator and double glazed bay window to the front.

Sitting Room (15' 02" Max x 11' 08" Max) or (4.62m Max x 3.56m Max)

Two recess alcoves, feature fireplace incorporating electric fire and picture rail. Double glazed patio doors to the rear.

Kitchen (12' 09" Max x 5' 09" Max) or (3.89m Max x 1.75m Max)

Fitted with a range of base and wall units with worktops over incorporating sink and drainer. Space for washing machine, space for cooker, tiled walls and flooring. Coved ceiling, understairs storage cupboard and double glazed windows to the side and rear. Double glazed door to:

Porch (6' 06" x 2' 01") or (1.98m x 0.64m)

Tiled flooring, double glazed window to the side and double glazed door to the rear.

First Floor Landing

Smoke alarm, access to loft and double glazed obscure window to the side.

Bedroom 1 (11' 06" Max x 11' 02" Max) or (3.51m Max x 3.40m Max)

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

Bedroom 2 (11' 05" Max x 11' 01" Max) or (3.48m Max x 3.38m Max)

Two recess alcoves, radiator and double glazed window to the rear.

Bedroom 3 (8' 0" Max x 6' 02" Max) or (2.44m Max x 1.88m Max)

Laminate floor, radiator and airing cupboard incorporating gas central heating boiler. Double glazed window to the front.

Bathroom/W.C. (6' 05" Max x 6' 03" Max) or (1.96m Max x 1.91m Max)

Comprising panelled bath with overhead shower and side screen, pedestal wash hand basin and low level W.C. Laminate floor, wall mounted stainless steel heated towel rail and double glazed obscure window to the rear.

Outside

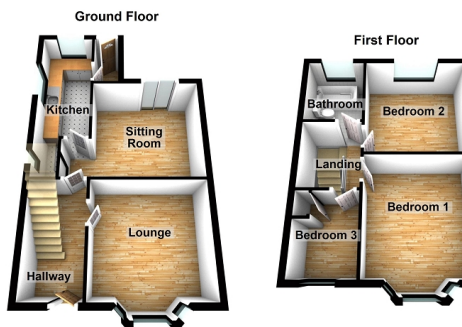
Front forecourt with pathway to the side leading to an enclosed rear garden laid to patio and lawned areas and planted with mature trees, shrubs and plants. Gated access to a further patio area, pedestrian access to the rear lane and garage with up and overs door, working lights and electrics.

Tenure

Not Specified

Council Tax

C



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.