

**Vivian Park Drive  
Port Talbot  
Neath Port Talbot.**

Price **£200,000**



- SEMI DETACHED PROPERTY
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- GAS CENTRAL HEATING
- DRIVEWAY & GARAGE
- VIEWING IS RECOMMENDED



**General Description**

We are pleased to offer for sale this three bedroom semi detached property benefiting from having a driveway and garage, the property does require some upgrading but is situated in a very popular location overlooking the Vivian Park, is close to the Port Talbot Town Centre with all its amenities and the Aberavon Beach is 2.6 miles away. There is good access to the M4 Motorway and viewing is recommended. Council Tax Band D.

# Vivian Park Drive, Port Talbot, Neath Port Talbot.

## Property Description

Offered for sale is this three bedroom semi detached property with the accommodation comprising of the above mentioned bedrooms, hallway, 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 driveway and garage. Viewing is recommended.

## Hall

Stairs to the first floor, understairs storage cupboard and a further understairs storage cupboard with double glazed obscure window to the side. Radiator and smoke alarm.

## Lounge (13' 04" Max x 11' 07" Max) or (4.06m Max x 3.53m Max)

Gas fire set in a wooden surround, two recess alcoves incorporating wall lights, coved ceiling and radiator. Double glazed bay window to the front.

## Dining Room (13' 05" Max x 11' 09" Max) or (4.09m Max x 3.58m Max)

Coved and textured ceiling, two recess alcoves and radiator. Double glazed window to the rear.

## Kitchen (16' 06" x 8' 07" ) or (5.03m x 2.62m)

Fitted with a range of wall, drawer and base units with worktops over incorporating stainless steel sink and drainer. Space for cooker, plumbing for washing machine, breakfast bar and part tiled walls. Vinyl flooring, coved ceiling, radiator and three double glazed windows to the side. Double glazed door to the rear.

## First Floor Landing

Access to loft and double glazed window to the side.

## Bedroom 1 (12' 05" x 11' 08" ) or (3.78m x 3.56m)

Radiator and double glazed window to the front.

## Bedroom 2 (12' 05" x 12' 01" ) or (3.78m x 3.68m)

Airing cupboard incorporating gas central heating boiler and shelving. Double glazed bay window to the rear.

## Bedroom 3 (8' 08" x 8' 02" ) or (2.64m x 2.49m)

Fitted wardrobes incorporating hanging space and shelving. Radiator, coved ceiling and double glazed window to the front.

## Bathroom/W.C. (9' 01" Max x 8' 05" Max) or (2.77m Max x 2.57m Max)

Comprising double walk in shower with sliding glass doors and overhead shower, vanity wash hand basin and low level W.C. Respatex panelling to walls, tiled flooring and radiator. Double glazed obscure window to the side.

## Outside

Enclosed lawned area to the front bordered with various plants and shrubs. Driveway to the side with parking for several vehicles leading to garage. Pedestrian door leading into an enclosed rear garden laid mainly to lawn and planted with various trees, shrubs and plants. Garden storage shed. Patio area and outside W.C. fitted with a low level W.C. and double glazed window to the rear. Garage with roller door, double glazed window and door to the side leading into garden, working lights and electric.

## Broadband and Mobile phone

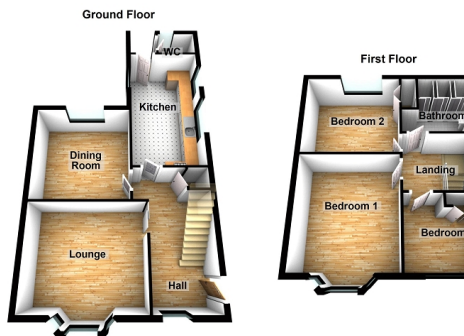
Broadband is available in the vicinity and the mobile phone signal in the area is deemed to be good.

## Tenure

Freehold

## Council Tax

D



## 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](mailto:surveys@ctf-uk.com).