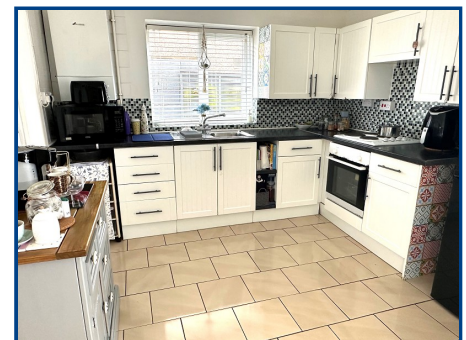


**Sepia Close  
Port Talbot  
Neath Port Talbot.**

Price **£158,500**



- SEMI DETACHED HOUSE
- THREE BEDROOMS
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- ENCLOSED REAR GARDEN
- OFF ROAD PARKING
- CUL-DE-SAC LOCATION
- VIEWING RECOMMENDED



**General Description**

Well presented three bedroom semi detached property with the added benefit of having off road parking and is situated in this popular location close to the Port Talbot Town Centre with all its amenities, local Schools and has good access to the M4 Motorway. The Aberavon Beach is within close proximity with its activities and various cafes. Council Tax Band B. Viewing is recommended.

**EPC Rating: D64**

## Property Description

Offered for sale is this three bedroom semi detached property with the accommodation comprising of the above mentioned bedrooms, lounge, fitted kitchen/dining room, utility room and bathroom/W.C. to the first floor. The property benefits from having gas central heating, double glazing, gardens and off road parking. Viewing is recommended.

### Lounge (16' 04" Max x 9' 0" Max) or (4.98m Max x 2.74m Max)

Entered via front door with stairs to the first floor, laminate floor and coved ceiling. Radiator, double glazed box bay window to the front and door into:

### Kitchen/Dining Room (21' 08" x 8' 09" ) or (6.60m x 2.67m)

Fitted with a range of base and wall units with worktops over incorporating stainless steel sink and drainer. Electric oven with four ring electric hob, wall mounted central heating boiler and part tiled walls. Tiled floor, open to dining area with laminate floor, coved ceiling and radiator. double glazed window to the side and double glazed patio doors to rear.

### Utility Room (8' 09" Max x 7' 04" Max) or (2.67m Max x 2.24m Max)

Plumbing for washing machine, understairs storage area, tiled floor and coved ceiling. Double glazed obscure window to the side and double glazed doors to the side.

### First Floor Landing

Access to loft, smoke alarm and storage cupboard with shelving.

### Bedroom 1 (13' 03" Max x 11' 01" Max) or (4.04m Max x 3.38m Max)

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

### Bedroom 2 (12' 07" x 8' 09" ) or (3.84m x 2.67m)

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

### Bedroom 3 (8' 08" x 8' 01" ) or (2.64m x 2.46m)

Coved ceiling, radiator and double glazed window to the rear.

### Bathroom/W.C. (8' 05" x 4' 08" ) or (2.57m x 1.42m)

Comprising panelled bath, wash hand basin and low level W.C. Vinyl flooring, tiled walls, radiator and double glazed obscure window to the front.

### Outside

Front garden laid to gravel, off road parking. Gated pedestrian access to the side leading to an enclosed rear garden laid mainly to lawn with gravel area and storage shed.

### Broadband and Mobile phone

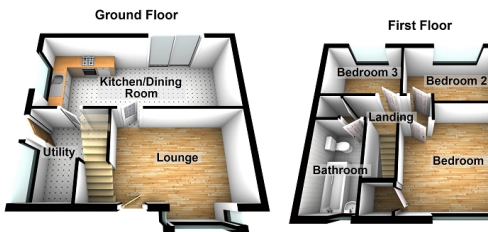
Broadband is available in the vicinity and the mobile phone signal in the area is deemed to be good.

### Tenure

Freehold

### Council Tax

B



#### 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).