

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

Price **£229,995**



- SEMI DETACHED HOUSE
- IMMACULATEDLY PRESENTED
- SPACIOUS FAMILY HOME
- ATTIC ROOM
- DECKED BALCONY TO THE FRONT
- ENCLOSED REAR GARDEN
- GARDEN CONSERVATORY
- VIEWING IS RECOMMENDED



**General Description**

Immaculately presented three bedroom semi detached property situated in this popular location and close to all local amenities, the Port Talbot Transport Hub and with easy access to the M4 motorway. The property has the added benefit from an attic room and garden conservatory. Internal viewing is highly recommended. Council Tax Band C.

# Gwar Y Caeau, Port Talbot, Neath Port Talbot.

## Property Description

We are pleased to offer for sale this well presented spacious family home with the accommodation comprising of porch, entrance hall, lounge, dining room, kitchen and rear porch to the ground floor and three bedrooms and bathroom to the first floor with staircase leading to attic room. The property benefits from having gas central heating and double glazing. Externally there is a decked balcony to the front and an enclosed rear garden with storage room/utility, WC, glasshouse and garden conservatory. Council Tax Band C.

## Porch

Tiled flooring, double glazed door to the rear and door into:

## Hall

Stairs to the first floor, two wall lights and understairs storage cupboard. Coved ceiling, laminate flooring, radiator and stained glass window to the side.

## Dining Room (14' 08" Max x 12' 0" Max) or (4.47m Max x 3.66m Max)

Feature fireplace incorporating electric fire, coved ceiling and laminate floor. Radiator and double glazed bay window to the front.

## Lounge (14' 07" Max x 12' 03" Max) or (4.45m Max x 3.73m Max)

Two recess alcoves with wall lights, feature fireplace and laminate floor. Radiator, double glazed patio doors and window to the front. Open to:

## Kitchen (10' 07" x 9' 01" ) or (3.23m x 2.77m)

Fitted with a range of base and wall units with complimentary work surfaces over incorporating sink and drainer. Space for range cooker, storage cupboard, part tiled walls and laminate floor. Spotlights to ceiling, radiator, double glazed window to the rear. Door into:

## Rear Porch

Laminate floor, spotlights to ceiling and double glazed door to the rear.

## First Floor Landing

Coved ceiling, staircase to loft room and double glazed obscure window to the rear.

## Bedroom 1 (13' 08" x 12' 02" ) or (4.17m x 3.71m)

Laminate floor, radiator, coved ceiling and double glazed bay window to the front.

## Bedroom 2 (12' 09" x 12' 04" ) or (3.89m x 3.76m)

Fitted with a range of mirror front wardrobes across one wall, coved ceiling, radiator and double glazed window to the front.

## Bedroom 3 (8' 05" x 7' 03" ) or (2.57m x 2.21m)

Storage cupboard housing gas central heating boiler and shelving. Laminate floor, coved ceiling, radiator and double glazed door to the rear.

## Bathroom/W.C. (7' 05" x 6' 03" ) or (2.26m x 1.91m)

Comprising panelled bath with overhead shower and side screen, pedestal wash hand basin and low level W.C. Tiled walls, vinyl flooring and stainless steel heated towel rail. Double glazed obscure window to the rear.

## Attic Room (18' 04" x 10' 05" ) or (5.59m x 3.18m)

Storage cupboards to eaves, two velux windows to the front and one to the rear.

## Outside

Decked balcony to the front. Enclosed tiered rear garden laid to gravel and patio and bordered with trees and plants. Storage shed with plumbing for washing machine, outside W.C. and glasshouse.

## Garden Room/Conservatory (10' 04" x 9' 05" ) or (3.15m x 2.87m)

Of dwarf brick wall construction with pvc double glazed windows and French doors. Polycarb roof and vinyl flooring.

## Broadband and Mobile phone

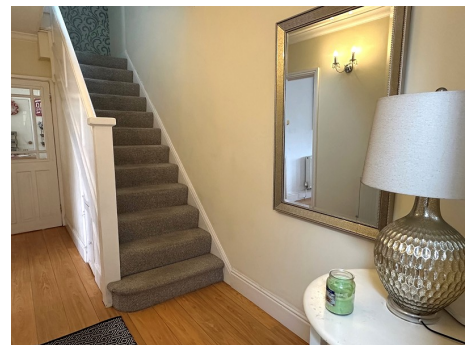
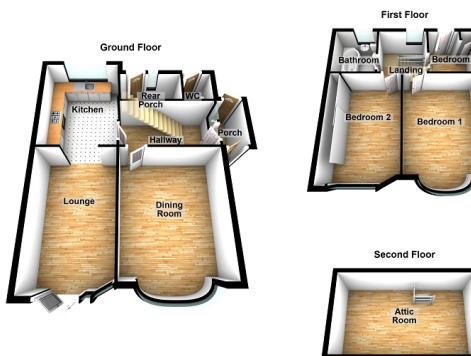
Broadband is available in the vicinity and the mobile phone signal on the area is deemed to be good.

## Tenure

Freehold

## Council Tax

C



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## Professional Services

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