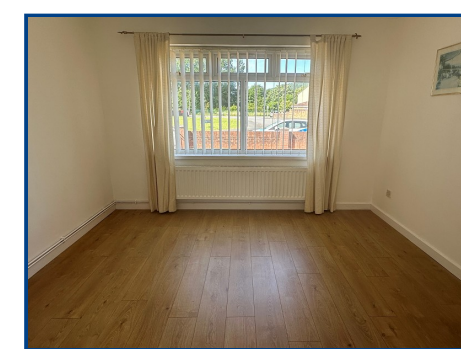


**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
14 Offices Across South Wales

**Moorland Road
Port Talbot
Neath Port Talbot.**

Price **£325,000**



- DETACHED PROPERTY
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- BATHROOM & CLOAKROOM
- FITTED KITCHEN & UTILITY
- VIEWING HIGHLY RECOMMENDED

Viewing: **01639 881 556** Website: **www.ctf-uk.com** Email: **porttalbot@ctf-uk.com**

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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.

General Description

Offered for sale is this three bedroom detached property situated in this popular location close to the Port Talbot Town Centre, the Port Talbot transport hub and with good access to the M4 Motorway. The Aberavon Beach is approximately 2.8 miles away with its various cafes and ice cream parlours. Council Tax Band D. Internal viewing is highly recommended to fully appreciate what this property has to offer.

Property Description

We are pleased to offer for sale this three bedroom detached property with the accommodation comprising of the above mentioned bedrooms, hallway, two reception rooms, fitted kitchen, utility room, cloakroom and bathroom with separate W.C. to the first floor. The property benefits from having gas central heating, double glazing and gardens to the front and rear together with driveway and garage. Internal viewing is highly recommended.

Porch

Via double glazed door with tiled floor and door into:

Hall

Stairs to the first floor, understairs storage cupboard, radiator, coved and textured ceiling.

Lounge/Dining Room (19' 07" x 12' 0") or (5.97m x 3.66m)

Feature fireplace with living flame gas fire, two wall lights, dado rail and laminate flooring. Coved and textured ceiling and two radiators. Double glazed windows to the front and rear.

Dining Room (11' 08" x 10' 01") or (3.56m x 3.07m)

Laminate flooring, radiator, coved and textured ceiling. Double glazed window to the front and double doors into:

Kitchen (14' 0" x 11' 09") or (4.27m x 3.58m)

Fitted with a range of base, wall and drawer units with work surfaces over incorporating stainless steel sink and drainer. Electric oven, five ring gas hob and extractor fan over. Storage cupboard housing gas central heating boiler, integrated fridge and plumbing for washing machine. Breakfast bar, part tiled walls, tiled effect laminate flooring and spotlights to ceiling. Coved ceiling, radiator, double glazed window to the side and door into:

Vestibule

Tiled effect laminate floor and double glazed door to the rear.

Utility (11' 03" x 7' 05") or (3.43m x 2.26m)

Fitted with a range of wall and base units with work tops over, plumbing for washing machine and space for fridge and freezer. Tiled effect laminate floor and double glazed window to the side.

Cloakroom/W.C.

Comprising wash hand basin and low level W.C. Tiled splashback, tiled effect laminate floor and double glazed obscure window to the rear.

First Floor Landing

Airing cupboard housing water tank, textured ceiling and stained glass window to the rear.

Bedroom 1 (15' 07" Max x 13' 06") or (4.75m Max x 4.11m)

Two double wardrobes with hanging space and shelving. Radiator and double glazed window to the front.

Bedroom 2 (11' 08" Max x 10' 03") or (3.56m Max x 3.12m)

Fitted double wardrobes and drawer unit with overhead storage. Textured ceiling, radiator and double glazed window to the rear.

Bedroom 3 (15' 0" Max x 9' 02") or (4.57m Max x 2.79m)

Fitted mirror fronted wardrobes across one wall and double wardrobe, drawer unit and overhead storage. Textured ceiling, radiator, access to loft and double glazed window to the front.

Bathroom (10' 03" x 8' 01") or (3.12m x 2.46m)

Comprising double shower enclosure with overhead shower, panelled Jacuzzi bath and vanity wash hand basin. Part tiled walls, textured ceiling, radiator and double glazed obscure window to the rear.

W.C.

Comprising wash hand basin and low level W.C. Tiled splashback, tiled effect laminate flooring, textured ceiling and double glazed obscure window to the rear.

Outside

The property is situated on a good size plot with enclosed front garden laid to gravel with driveway to side leading to Detached garage and an enclosed rear garden laid mainly to lawn with hardstanding with double gates opening into rear lane for further parking of caravan, boat etc.

Broadband & Mobile Signal

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

Council Tax

D

