

**Long Vue Road
Port Talbot
Neath Port Talbot.**

Price **£159,995**



- END TERRACE PROPERTY
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- GARDENS & GARAGE



General Description

Offered for sale is this three bedroom end terrace property situated in this popular location close to the Port Talbot Town Centre with all its amenities, the Port Talbot transport hub and with good access to the M4 Motorway. The property is situated a short drive from the Aberavon beach front with its various cafes and ice cream parlours. There is also a cinema and Schools close by. Council Tax band B.

EPC Rating: F38

Long Vue Road, Port Talbot, Neath Port Talbot.

Property Description

Offered for sale is this end terrace property with the accommodation comprising of the above, entrance hall, two reception rooms and fitted kitchen to the ground floor and three bedrooms 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 one garages.

Hall

Entered via double glazed front door with stairs to the first floor, radiator, coved and textured ceiling.

Lounge (15' 0" Max x 10' 0" Max) or (4.57m Max x 3.05m Max)

Feature fireplace incorporating living flame gas fire, coved and textured ceiling. Radiator, two recess alcoves and double glazed sliding doors to the rear.

Sitting Room (11' 08" x 10' 0") or (3.56m x 3.05m)

Two recess alcoves, radiator, coved and textured ceiling. Double glazed window to the front.

Kitchen (14' 06" x 7' 0") or (4.42m x 2.13m)

Fitted with a range of base, wall and drawer units incorporating stainless steel sink and drainer. Space for cooker and fridge freezer. Plumbing for washing machine, part tiled walls and tiled flooring. Coved ceiling, wall mounted gas central heating boiler and radiator. Double glazed windows to the side and rear and double glazed door to the side.

FIRST FLOOR ACCOMMODATION

Landing

Two storage cupboards incorporating shelving. Access to loft, radiator and double glazed window to the front.

Bedroom 1 (12' 00" x 10' 0") or (3.66m x 3.05m)

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

Bedroom 2 (11' 03" x 11' 01") or (3.43m x 3.38m)

Fitted wardrobes across one wall, coved ceiling, radiator and double glazed window to the rear.

Bedroom 3 (10' 02" x 7' 04") or (3.10m x 2.24m)

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

Bathroom/W.C. (7' 0" Max x 6' 08") or (2.13m Max x 2.03m)

Comprising shower, wash hand basin and low level W.C. Respotex panelling to walls, non slip flooring and radiator. Double glazed obscure window to the rear.

Outside

Enclosed front garden laid to lawn, gated driveway with parking for two vehicles and pedestrian gated access to the side leading to a good size enclosed rear garden with patio area and storage shed. Lawned area bordered by mature hedging, plants and flowers. Further storage shed and gated access to further enclosed garden which is currently overgrown and there is pedestrian access to the garage.

Broadband & Mobile Signal

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

Services

Tenure

Freehold

Council Tax

B



Important notice

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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.