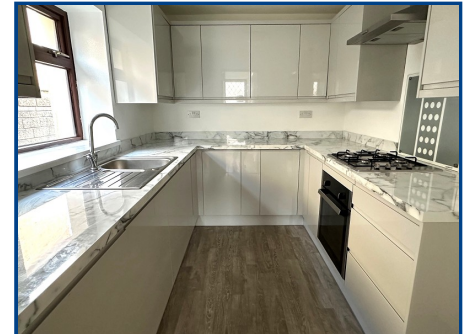
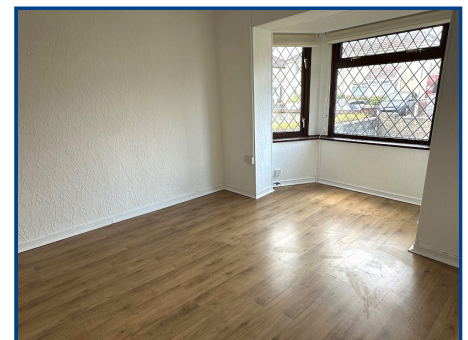
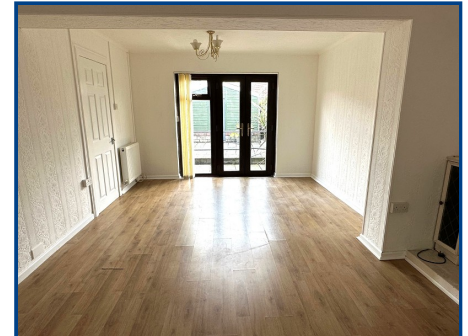


**Chrome Avenue
Port Talbot
Neath Port Talbot.**

Offers In Region Of £160,000



- SEMI DETACHED PROPERTY
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- BATHROOM & WET ROOM
- FITTED KITCHEN
- GARDENS & DRIVEWAY



General Description

Offered for sale is this three bedroom semi detached property situated close to the Aberavon Beach front with all its amenities including cafes, ice cream parlours, splash area and Cinema. The Port Talbot Town Centre is situated a short drive away with the easy access to the Port Talbot Transport Hub and the M4 Motorway. Council Tax Band B.

EPC Rating: C72

Chrome Avenue, Port Talbot, Neath Port Talbot.

Property Description

We are pleased to offer for sale this well presented three bedroom semi detached property with the accommodation comprising of the above 3 mentioned bedrooms, entrance hall, fitted kitchen, two reception rooms, wet room/utility and bathroom/W.C. to the first floor. The property benefits from having gas central heating, double glazing, gardens and driveway. Viewing is recommended.

*Administration Fee

Hall

Stairs to the first floor, two storage cupboards, laminate floor and radiator. Double glazed obscure window to the front.

Kitchen (9' 09" x 7' 05") or (2.97m x 2.26m)

Fitted with a range of base and wall units with complementary work surfaces over incorporating stainless steel sink and drainer. Electric oven and four ring gas hob with stainless steel extractor chimney over. Vinyl flooring and double glazed window to the side.

Dining Room (14' 06" x 10' 0" Max Max) or (4.42m x 3.05m Max)

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

Lounge/Dining Room (19' 01" x 13' 04") or (5.82m x 4.06m)

Feature fireplace, laminate floor and two radiators. Coved ceiling and double glazed French doors to the rear.

Wet Room (8' 09" x 7' 08") or (2.67m x 2.34m)

Comprising disabled shower, wash hand basin and low level W.C. Part respatex panelling to walls, non slip flooring and plumbing for washing machine. Radiator, double glazed obscure windows to the side and rear.

First Floor Landing

Airing cupboard housing gas central heating. Radiator and access to loft.

Bedroom 1 (13' 03" x 10' 09") or (4.04m x 3.28m)

Over stairs storage cupboard, coved ceiling, radiator and double glazed window to the front.

Bedroom 2 (12' 06" x 8' 09") or (3.81m x 2.67m)

Coved and textured ceiling. Radiator and double glazed window to the rear.

Bedroom 3 (8' 06" x 8' 0") or (2.59m x 2.44m)

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

Bathroom/W.C. (8' 04" x 4' 07") or (2.54m x 1.40m)

Comprising panelled bath with overhead shower and side screen, vanity wash hand basin and low level W.C. Respatex panelling to walls, vinyl flooring and wall mounted stainless steel towel rail. Double glazed obscure window to the front.

Outside

Gated access to driveway for one car, lawned garden and gated access to an enclosed rear garden laid to patio with two storage sheds.

Broadband & Mobile Signal

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.