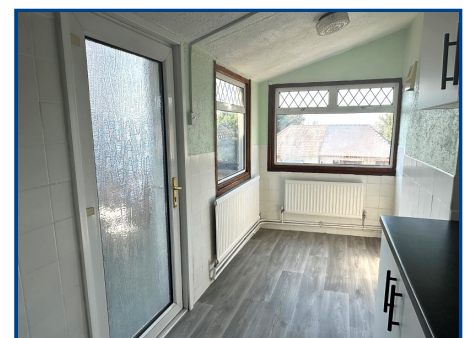
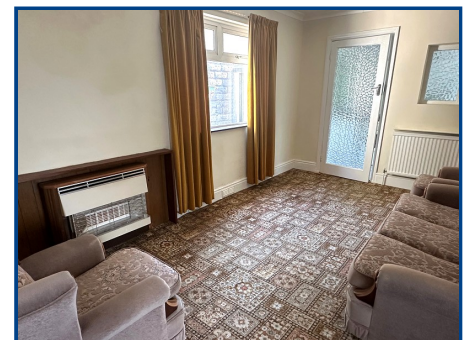


**Tydraw Hill
Port Talbot
Neath Port Talbot.**

Price **£145,000**



- DETACHED BUNGALOW
- TWO RECEPTION ROOMS
- TWO BEDROOMS
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- ENCLOSED GARDEN



General Description

Situated in an elevated position overlooking Port Talbot is this Detached Bungalow close to all local amenities and a short drive will take you to Port Talbot town centre, the M4 Motorway and the beachfront at Aberavon. Council Tax Band B

Property Description

We have pleasure in offering for sale this Detached Bungalow with the accommodation comprising of Entrance Porch, Lounge, Sitting room, Kitchen/breakfast room, two bedrooms and bathroom. The property benefits from double glazing and gas central heating. Externally there is a tiered garden to the rear and storage sheds. The property does require some updating.

Entrance Porch (5' 03" Max x 3' 04" Max) or (1.60m Max x 1.02m Max)

Lounge (13' 06" Max x 10' 02" Max) or (4.11m Max x 3.10m Max)

Sitting Room (14' 08" Max x 9' 05" Max) or (4.47m Max x 2.87m Max)

Kitchen / Breakfast Room (23' 0" Max x 5' 05" Max) or (7.01m Max x 1.65m Max)

Bedroom 1 (11' 05" Max x 10' 02" Max) or (3.48m Max x 3.10m Max)

Bedroom 2 (8' 08" Max x 8' 03" Max) or (2.64m Max x 2.51m Max)

Bathroom (10' 05" x 4' 06") or (3.18m x 1.37m)

Rear Garden

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.