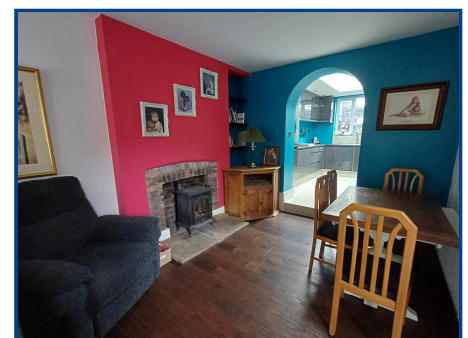


**Afan Road
Duffryn Rhondda
Port Talbot
Neath Port Talbot.**

Price **£225,000**



- SEMI DETACHED PROPERTY
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- FITTED KITCHEN & UTILITY ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- SEMI RURAL LOCATION
- VIEWING HIGHLY RECOMMENDED

General Description

Very well presented four bedroom semi detached property situated in a semi rural location and within driving distance to the Neath and Port Talbot Town Centres. Also in the vicinity is the Afan Forest Park with its mountain biking, hiking and hill trails. There is also the Afan Lodge hotel and restaurant. Council Tax Band B. Viewing is highly recommended.

Property Description

We are pleased to offer for sale this very well presented four bedroom semi detached property with the accommodation comprising of entrance hallway, lounge/dining room, fitted kitchen with underfloor heating and built in electric oven, hob and extractor hood over, second reception room, utility room and bathroom/W.C. to the ground floor. The first floor consists of four bedrooms and landing area.

The property benefits from having double glazing, gas central heating and gardens to the front, side and rear. Internal viewing is highly recommended.

Hall

Lounge / Diner (23' 2" x 9' 11") or (7.06m x 3.03m)

Kitchen (10' 1" x 6' 10") or (3.07m x 2.08m)

Sitting Room (9' 11" x 6' 9") or (3.02m x 2.06m)

Utility Room

Bathroom/W.C. (10' 0" x 9' 11") or (3.05m x 3.02m)

First Floor Landing

Bedroom 1 (13' 3" x 9' 11") or (4.03m x 3.03m)

Bedroom 2 (10' 1" x 10' 0") or (3.08m x 3.04m)

Bedroom 3 (9' 11" Max x 6' 8") or (3.03m Max x 2.03m)

Bedroom 4 (10' 0" Max x 6' 7") or (3.06m Max x 2.01m)

Outside

Front garden with stone built boundary walls, decking and seating area. Side garden with wood storage area and access to the rear garden with a wooden storage shed and lawned areas.

Broadband and Mobile phone

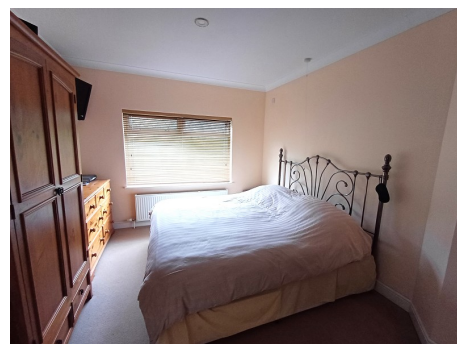
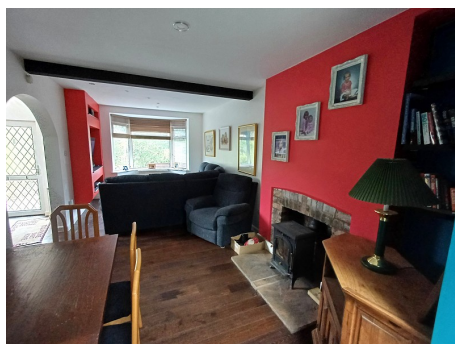
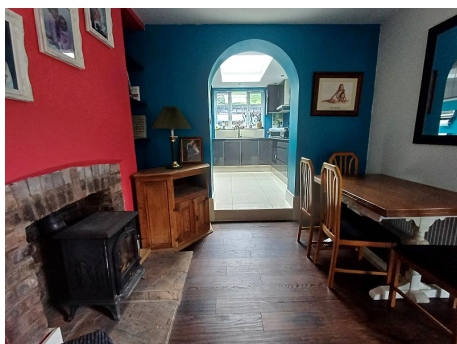
Broadband is available in the vicinity and the mobile phone signal in the area is deemed to be good.

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.