

**Gwar Y Caeau
Port Talbot
Neath Port Talbot.**

Price **£169,995**



- SEMI DETACHED PROPERTY
- THREE BEDROOMS
- ONE RECEPTION ROOM
- FIRST FLOOR BATHROOM/W.C.
- GAS CENTRAL HEATING
- FRONT & REAR GARDENS

General Description

We are pleased to offer for sale this semi detached three bedroom property conveniently located close to the Port Talbot Town Centre with all its amenities, local Schools, the Port Talbot Transport Hub and within easy access to the M4 Motorway. The property is a short drive to the Aberavon Beach front with its various activities, eateries and ice cream parlours. Council Tax Band C.

Gwar Y Caeau, Port Talbot, Neath Port Talbot.

Property Description

Offered for sale is this three bedroom semi detached property with the accommodation comprising of entrance hallway, lounge/dining room and fitted kitchen to the ground floor and with three bedrooms and bathroom/W.C. to the first floor. The property benefits from having gas central heating, double glazing and gardens to the front and rear.

Hall

Stairs to the first floor, storage cupboard and radiator. double glazed obscure window to the side.

Lounge/Dining Room (22' 02" x 13' 08") or (6.76m x 4.17m)

Laminate floor, two radiators, double glazed bay window to the front and double glazed French doors to the front with distant sea views.

Kitchen (11' 06" x 8' 08") or (3.51m x 2.64m)

Fitted with a range of base and wall units with worktops over incorporating sink and drainer. Four ring ceramic hob with extractor fan over and eye level electric oven and grill. Part tiled walls, tiled floor, radiator and double glazed window to the rear.

First Floor Accomodation

Landing

Smoke alarm and double glazed obscure window to the rear.

Bedroom 1 (13' 05" x 10' 05") or (4.09m x 3.18m)

Radiator and double glazed bay window to the front.

Bedroom 2 (13' 0" x 10' 06") or (3.96m x 3.20m)

Radiator and double glazed window to the front.

Bedroom 3 (6' 09" x 6' 07") or (2.06m x 2.01m)

Radiator and double glazed window to the rear.

Bathroom/W.C. (6' 07" x 6' 04") or (2.01m x 1.93m)

Comprising panelled bath, wash hand basin and low level W.C. Storage cupboard housing gas boiler, tiled walls, radiator and double glazed obscure window to the rear.

Outside

Front garden laid to lawn with astro turf and planted with various flowers and shrubs. Pedestrian access to the side leading to an enclosed tiered rear garden laid mainly to lawn and planted with a variety of trees and shrubs.

Broadband and Mobile phone

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

Council Tax

C

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.