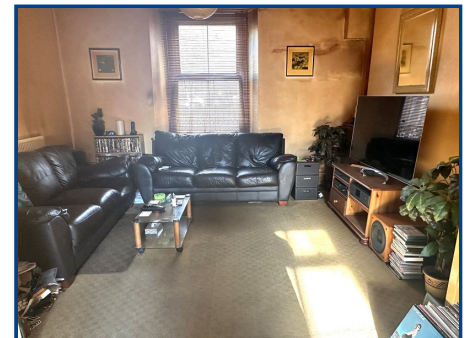


**Forge Road
Port Talbot
Neath Port Talbot.**

Price **£129,995**



- TOWN CENTRE LOCATION
- MID TERRACE HOUSE
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- ENCLOSED GARDEN
- DOUBLE GARAGE

General Description

Situated in Port Talbot Town Centre with all its amenities, the Port Talbot Transport Hub and easy access to the M4 Motorway is this three bedroom mid terrace property with the added benefit of a double garage, it is in need of some upgrading and decoration. The Aberavon Beach is approximately four miles away and the Afan Forest Park approximately 11.5 miles away. Council Tax Band B.

Forge Road, Port Talbot, Neath Port Talbot.

Property Description

An opportunity to purchase a Mid Terrace house situated in Port Talbot town centre with the accommodation comprising of entrance hallway, lounge/dining room, sitting room and kitchen to the ground floor and three bedrooms and bathroom to the first floor. The property benefits from gas central heating and double glazing. Externally there is a front forecourt, enclosed rear garden and double garage. The property does require some refurbishment and complete decoration. Council Tax Band B.

Entrance

Via double glazed door into:-

Hallway

Staircase for first floor, under stairs storage cupboard, radiator.

Lounge/Dining Room (20' 0" Max x 13' 0" Max) or (6.10m Max x 3.96m Max)

Double glazed windows to the front and rear, recess alcoves incorporating storage cupboards, two radiators.

Sitting Room (12' 02" Max x 10' 06" Max) or (3.71m Max x 3.20m Max)

Two double glazed windows to the side, coved ceiling, laminate flooring, radiator.

Kitchen (12' 0" Max x 10' 06" Max) or (3.66m Max x 3.20m Max)

Double glazed window to the rear, double glazed door to the side, fitted with a range of wall and base units with worktops over incorporating stainless steel sink and drainer, electric oven and four ring gas hob with

extractor chimney over, plumbing for washing machine, storage cupboard housing gas central heating boiler, tiled flooring, radiator.

First Floor Landing

Access to loft, storage cupboard.

Bedroom 1 (16' 03" Max x 10' 05" Max) or (4.95m Max x 3.18m Max)

Two double glazed windows to the front, radiator.

Bedroom 2 (10' 09" Max x 10' 05" Max) or (3.28m Max x 3.18m Max)

Double glazed window to the rear, radiator.

Bedroom 3

Double glazed window to the rear, radiator.

Bathroom (5' 08" Max x 5' 06" Max) or (1.73m Max x 1.68m Max)

Double glazed window to the side, fitted with panelled bath with overhead shower, wash hand basin and low level WC, part tiled walls, laminate flooring, radiator.

EXTERNALLY

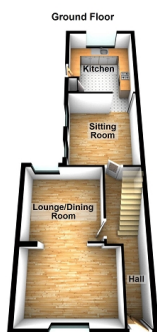
Forecourt to front, enclosed rear garden with pedestrian access to Double Garage with up and over door into rear lane.

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.