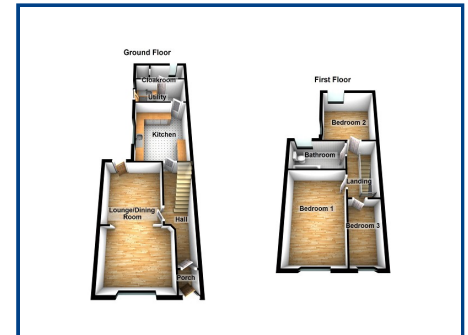


**Sandfields Road  
Port Talbot  
Neath Port Talbot.**

Price **£105,000**



- END TERRACE PROPERTY
- THREE BEDROOMS
- LOUNGE/DINING ROOM
- KITCHEN & UTILITY ROOM
- BATHROOM/W.C. & CLOAKROOM
- ENCLOSED REAR YARD AREA

**General Description**

Offered for sale is this three bedroom end terrace property situated close to the Port Talbot Town Centre with all its amenities, the Port Talbot Transport Hub and with easy access to the M4 Motorway. The Aberavon Beach is a short drive away with all its eateries, ice cream parlour and Cinema. Council Tax Band B. Viewing is recommended. BEING SOLD WITH A TENANT IN-SITU.

**EPC Rating: D60**

## Sandfields Road, Port Talbot, Neath Port Talbot.

### Property Description

We are pleased to offer for sale this end terrace property with the accommodation comprising of the above mentioned bedrooms, entrance hall, lounge/dining room, fitted kitchen, utility and cloakroom to the ground floor with three bedrooms and bathroom/W.C. to the first floor. The property benefits from having gas central heating and an enclosed rear yard area. Viewing is recommended. BEING SOLD WITH A TENANT IN-SITU.

### Porch

Part tiled walls to dado rail, coved ceiling, laminate floor and door into:

### Hall

Stairs to the first floor, radiator and understairs storage cupboard.

### Lounge/Dining Room (21' 06" Max x 12' 07" Max) or (6.55m Max x 3.84m Max)

Two radiators, double glazed window to the front and double glazed obscure door to the rear.

### Kitchen (13' 01" x 10' 09" ) or (3.99m x 3.28m)

fitted with a range of base and wall units with worktops over incorporating stainless steel sink and drainer, space for cooker, plumbing for washing machine and space for tumble dryer. Wall mounted central heating boiler, breakfast bar, laminate floor, radiator and double glazed window to the side. Door into:

### Utility Room (10' 09" x 5' 09" ) or (3.28m x 1.75m)

Fitted with base units with worktops over incorporating stainless steel sink and drainer. Tiled flooring, double glazed obscure window and door to the side. Door into:

### Cloakroom

Comprising low level W.C. Respatex panelling to walls, tiled floor, radiator and obscure window to the rear.

### First Floor Landing

**Bedroom 1 (15' 09" x 10' 06" ) or (4.80m x 3.20m)**  
Radiator and double glazed window to the front.

**Bedroom 2 (13' 02" x 10' 07" ) or (4.01m x 3.23m)**  
Radiator and double glazed obscure windows to the side and rear.

**Bedroom 3 (10' 07" x 5' 02" ) or (3.23m x 1.57m)**  
Radiator and double glazed window to the front.

### Bathroom/W.C. (10' 06" x 4' 08" ) or (3.20m x 1.42m)

Comprising panelled bath with side screen, wash hand basin set in a vanity unit and low level W.C. Part tiled walls, vinyl flooring, radiator and double glazed window to the rear.

### Outside

Rear yard area laid to patio with pedestrian gate access to the side.

### 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](mailto:surveys@ctf-uk.com).