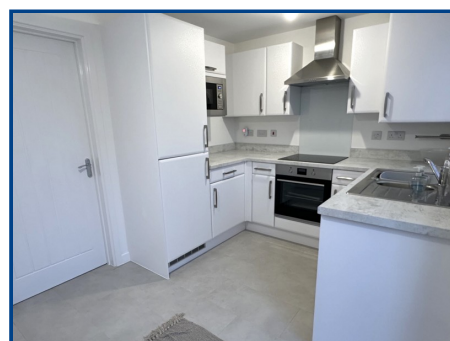


**Channel View
Port Talbot
Neath Port Talbot.**

Price **£225,000**



- END OF TERRACE HOUSE
- IMMACULATELY PRESENTED
- CLOSE TO BEACH FRONT
- MANY EXTRA FEATURES
- ENCLOSED GARDEN
- PARKING FOR TWO CARS



General Description

An opportunity to purchase this immaculately presented two bedroom end of terrace house situated very close to the beach front and all the amenities that the area has to offer. A short drive will take you to Port Talbot Town Centre with good transport links and the M4 motorway. Council Tax Band B.

EPC Rating: B83

Channel View, Port Talbot, Neath Port Talbot.

Property Description

We have pleasure in offering for sale this end of terrace house with the accommodation comprising of entrance hallway, cloakroom, lounge and kitchen/ dining room to the ground floor and two double bedrooms and bathroom to the first floor. The property benefits from gas central heating, double glazing, enclosed garden and parking for two cars plus many extra features. Viewing is highly recommended to fully appreciate this family home.

Entrance

Via front entrance door into:-

Hallway

Staircase to first floor, tiled flooring, radiator.

Cloakroom

Double glazed obscure window to the front, fitted with low level WC and wash hand basin tiled to splash back, tiled flooring, wall mounted stainless steel heated towel rail.

Lounge (14' 09" Max x 9' 06" Max) or (4.50m Max x 2.90m Max)

Double glazed window to the front, under stairs storage cupboard, tiled flooring, radiator.

Kitchen/ dining room (12' 09" Max x 8' 02" Max) or (3.89m Max x 2.49m Max)

Double glazed window to the rear, double glazed french doors to the rear, fitted with a range of wall, drawer and base units with complimentary work surfaces over incorporating stainless steel one and a half bowl sink and drainer, electric oven, four ring electric halogen hob with stainless steel chimney over, integrated fridge freezer, integrated washing machine, gas central central heating boiler, wall mounted electric heated towel rail.

First Floor Landing

Access to loft, tiled flooring.

Bedroom 1 (12' 09" Max x 8' 02" Max) or (3.89m Max x 2.49m Max)

Double glazed window to the front, mirror fronted wardrobes incorporating hanging space and shelving, storage cupboard, radiator.

Bedroom 2 (12' 09" Max x 8' 02" Max) or (3.89m Max x 2.49m Max)

Double glazed window to the rear, mirror fronted fitted wardrobes incorporating hanging space and shelving, radiator.

Bathroom

Double glazed obscure window to the side, fitted with fully tiled double shower cubicle with over head shower, wash hand basin set in vanity unit, low level WC, tiled flooring, part tiled walls, wall mounted stainless steel heated towel rail.

EXTERNALLY

Gravel forecourt to the front, enclosed rear garden laid to patio and gravel, pedestrian gated access to the rear leading to parking area for two cars.

Services

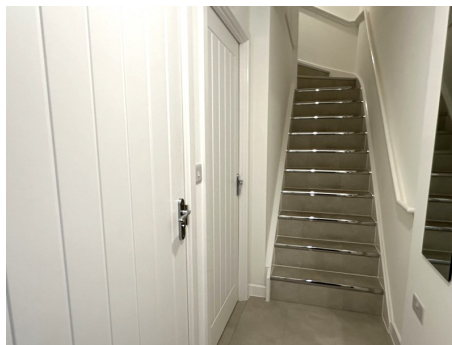
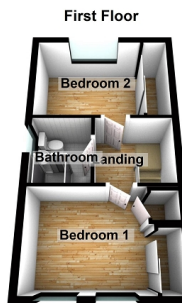
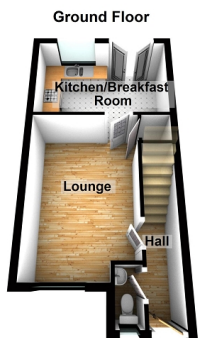
Mains electricity, mains water, mains gas, mains drainage

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 mis-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.