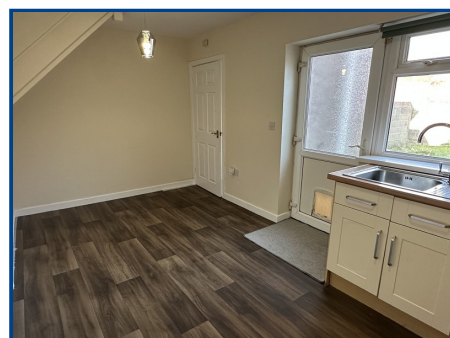
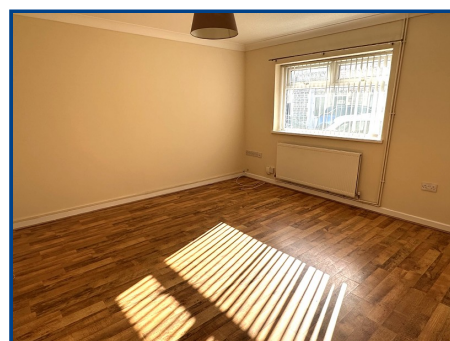
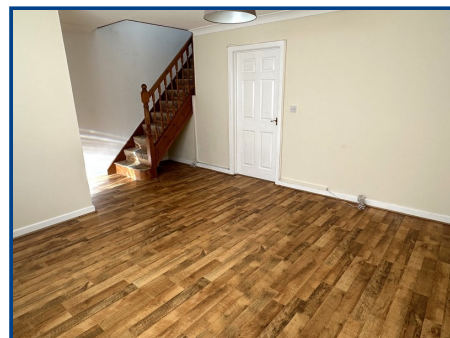


**Sandfields Road
Port Talbot
Neath Port Talbot.**

Price **£135,000**



- END OF TERRACE HOUSE
- WELL PRESENTED
- THREE BEDROOMS
- CLOAKROOM AND FAMILY BATHROOM
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- ENCLOSED REAR GARDEN



General Description

Situated close to the Port Talbot Town Centre with all its amenities, the Port Talbot transport hub and with good access to the M4 motorway and the Aberavon beach front. Council Tax Band B.

EPC Rating: C76

Property Description

We offer for sale this well presented end of terrace property situated in this very popular location with the accommodation comprising of entrance hallway, lounge, kitchen and cloakroom to the ground floor and three bedrooms and a family bathroom to the first floor, the property benefits from gas central heating and double glazing as well as an enclosed rear garden. Ideal first home. Viewing a must.

Hall

Laminate floor, coved ceiling, radiator and door into:

Lounge (16' 08" Max x 12' 06" Max) or (5.08m Max x 3.81m Max)

Stairs to the first floor, coved ceiling, radiator and smoke alarm. Double glazed window to the front and door into:

Kitchen / Breakfast Room (16' 08" x 8' 01") or (5.08m x 2.46m)

Fitted with a range of base, drawer and wall units with complementary work surfaces over incorporating stainless steel sink and drainer. Electric oven, four ring ceramic hob with stainless steel extractor chimney over. Plumbing for washing machine, vinyl flooring, double glazed window and door to the rear.

Cloakroom (6' 01" x 5' 01") or (1.85m x 1.55m)

Fitted with wash hand basin with tiled splashback and low level W.C. Wall mounted gas central heating boiler, vinyl flooring,

extractor fan and radiator. Double glazed obscure window to the rear.

First Floor Accomodation

Bedroom 1 (11' 06" x 10' 0") or (3.51m x 3.05m)

Radiator and double glazed window to the front.

Bedroom 2 (10' 01" x 9' 01") or (3.07m x 2.77m)

Radiator and double glazed window to the rear.

Bedroom 3 (8' 02" x 5' 05") or (2.49m x 1.65m)

Radiator and double glazed window to the front.

Bathroom/W.C. (6' 01" x 5' 01") or (1.85m x 1.55m)

Comprising panelled bath with overhead shower and side screen, pedestal wash hand basin and low level W.C. Respatex panelling to walls, vinyl flooring, radiator and extractor fan. Double glazed obscure window to the rear.

Outside

Enclosed rear garden laid to lawn and patio.

Services

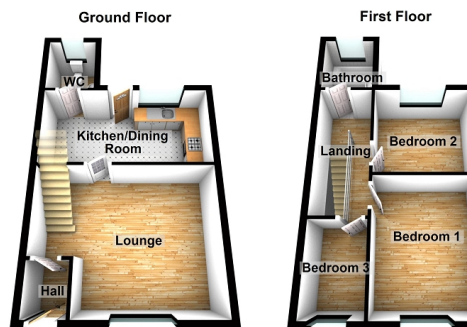
Mains electricity, mains water, mains gas, mains drainage

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.