

**Cove Road  
Port Talbot  
Neath Port Talbot.**

Price **£100,000**



- SEMI DETACHED PROPERTY
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- GROUND FLOOR W.C.
- FIRST FLOOR SHOWER ROOM
- GARDENS & DRIVEWAY
- NON TRADITIONAL CONSTRUCTION



**General Description**

**NON TRADITIONAL CONSTRUCTION - CASH OFFERS ONLY.**

In need of renovation is this four bedroom semi detached property situated in close proximity to the Aberavon Beach with its various eateries, ice cream parlour and Cinema. The Port Talbot Town Centre with all its amenities is a short drive away and there is good access to the M4 Motorway. Council Tax Band - A

## Cove Road, Port Talbot, Neath Port Talbot.

### Property Description

Offered for sale is this four bedroom semi detached property in need of renovation with the accommodation comprising of entrance hall, two reception rooms, kitchen, storage room, W.C. to the ground floor and four bedrooms with shower room and separate W.C. to the first floor. the property benefits from having gas central heating, double glazing, enclosed rear garden and driveway providing off road parking.

### Entrance

Double glazed door into:

### Hallway

Radiator and stairs to the first floor.

### Lounge (18' 0" x 10' 06") or (5.49m x 3.20m)

Feature fireplace with gas fire, coved ceiling, radiator and three double glazed windows to the front.

### Kitchen (13' 06" Max x 9' 07" Max) or (4.11m Max x 2.92m Max)

Fitted with a sink and drainer. understairs storage cupboard, wall mounted Baxi central heating boiler, coved and textured ceiling. Radiator, three double glazed windows to the rear and door into:

### Dining Room (11' 01" Max x 9' 06" Max) or (3.38m Max x 2.90m Max)

Coved ceiling, radiator and two double glazed windows to the rear. Door into:

### Utility Room (19' 01" x 10' 01" Max) or (5.82m x 3.07m Max)

Double glazed window and door to the front and double glazed window and door to the rear.

### W.C.

Fitted with wash hand basin and low level W.C. Double glazed window to the rear.

### First Floor Accomodation

Landing with radiator, access to loft and double glazed window to the side.

### Bedroom 1 (14' 03" x 11' 09") or (4.34m x 3.58m)

Storage cupboard, radiator and two double glazed windows to the front.

### Bedroom 2 (9' 06" Max x 9' 04") or (2.90m Max x 2.84m)

Radiator and double glazed window to the rear.

### Bedroom 3 (8' 05" x 7' 04") or (2.57m x 2.24m)

Radiator and double glazed window to the side.

### Bedroom 4 (8' 05" x 7' 02") or (2.57m x 2.18m)

Storage cupboard, radiator and double glazed window to the front.

### Bathroom

Fitted with a shower tray and overhead shower and pedestal wash hand basin. Part tiled walls, radiator and double glazed obscure window to the rear.

### W.C.

Comprising low level W.C. Double glazed obscure window to the rear.

### External

Enclosed tar macadam driveway to the front with parking for several vehicles. Good size enclosed rear garden currently overgrown.

### Note.

**PROBATE HAS BEEN APPLIED FOR BUT HAS NOT YET BEEN GRANTED**

### Services

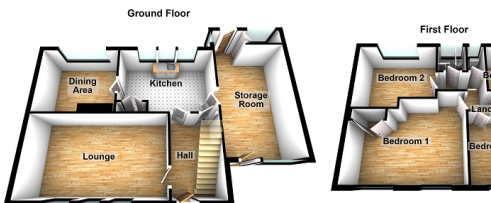
Mains electricity, mains water, mains gas, mains drainage

### Tenure

Freehold

### Council Tax

A



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