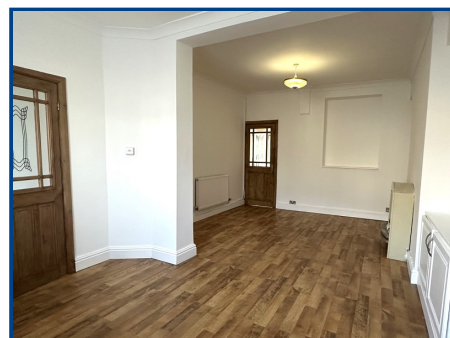


**Ford Road  
Port Talbot  
Neath Port Talbot.**

Price **£129,995**



- MID TERRACE HOUSE
- THREE BEDROOMS
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- SPACIOUS ACCOMMODATION
- ENCLOSED GARDEN
- IDEAL FIRST TIME BUYER



**General Description**

Offered for sale is this three bedroom mid 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 approximately 4.2 miles away with its various cafes, cinema and ice cream parlours. Council Tax Band B.

## Ford Road, Port Talbot, Neath Port Talbot.

### Property Description

Situated close to the Port Talbot Town Centre is this three bedroom mid terrace property with the accommodation comprising of entrance hall, lounge /dining room, kitchen and bathroom/W.C. to the ground floor and three bedrooms to the first floor. The property further benefits from having gas central heating, double glazing, enclosed garden and outbuilding. Viewing is recommended. Council Tax band B.

### Entrance

Via double glazed obscure door into:-

### Hallway

Staircase to first floor, laminate flooring, textured ceiling, radiator, double doors into:-

### Lounge/Dining Room (20' 05" Max x 10' 08" Max) or (6.22m Max x 3.25m Max)

Double glazed window to the front, feature fireplace, three recess alcoves incorporating wall lights, coved ceiling, laminate flooring, two radiators, door into:-

### Kitchen (14' 05" x 9' 07" ) or (4.39m x 2.92m)

Double glazed window to the rear, fitted with a range of wall, drawer and base units with complimentary work surfaces over incorporating stainless steel sink and drainer, electric oven and five ring gas hob with stainless steel extractor chimney over, part tiled walls, tiled effect laminate flooring, plumbing for washing machine, under stairs storage cupboard, radiator, door into:-

### Inner Hallway

Double glazed obscure door to side, tiled effect laminate flooring, radiator, door into:-

### Bathroom (8' 02" x 7' 02" ) or (2.49m x 2.18m)

Double glazed obscure windows to the side and rear, fitted with corner panelled bath, pedestal wash hand basin and low level WC, tongue and groove panelling to walls and coved ceiling, laminate flooring, radiator.

### First Floor Landing

Double glazed window to the rear, coved ceiling.

### Bedroom 1 (11' 04" Max x 8' 04" Max) or (3.45m Max x 2.54m Max)

Double glazed window to the front, laminate flooring, radiator.

### Bedroom 2 (8' 07" Max x 8' 04" Max) or (2.62m Max x 2.54m Max)

Double glazed window to the rear, airing cupboard housing gas central heating boiler, laminate flooring, access to loft, radiator.

### Bedroom 3 (8' 02" Max x 5' 0" Max) or (2.49m Max x 1.52m Max)

Double glazed window to the front, storage cupboard, laminate flooring, radiator.

### EXTERNALLY

Enclosed rear garden laid to lawn and patio, glasshouse, good size storage shed with pedestrian door to rear lane.

### Services

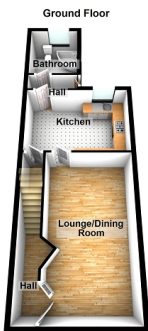
Mains electricity, mains water, mains gas, mains drainage

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