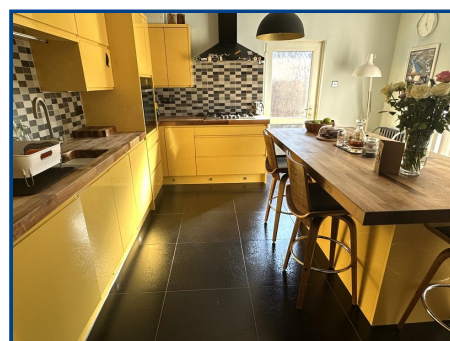
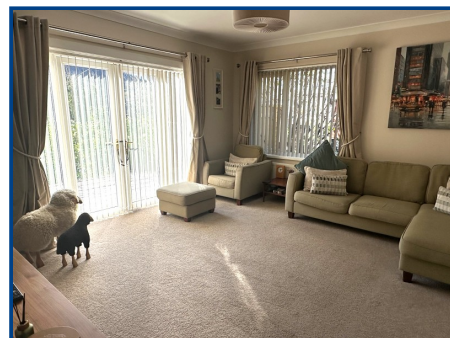


**Caerhendy
Port Talbot
Neath Port Talbot.**

Price £274,995



- DETACHED PROPERTY
- VERY WELL PRESENTED
- THREE/FOUR BEDROOMS
- TWO BATHROOMS
- PARKING FOR TWO VEHICLES
- GARAGE
- AMAZING VIEWS
- VIEWING IS A MUST



General Description

Offered for sale is this very well presented 3/4 bedroom detached property situated in this popular location with amazing views. The Port Talbot Town Centre is in close proximity and there is easy access to the M4 Motorway. The Aberavon Beach is a short driveway as is the Afan Forest Park and Margam Country Park. Council Tax Band D.

Caerhendy, Port Talbot, Neath Port Talbot.

Property Description

An opportunity to purchase this detached property set in an elevated position with amazing countryside views. The spacious accommodation comprises of hallway, lounge, kitchen/breakfast room, dining room/bedroom 3, bedroom 4 and shower room to the ground floor and two bedrooms and family bathroom to the first floor. The property benefits from gas central heating, double glazing, good size tiered garden and patio area, garage and driveway with parking for two vehicles. Viewing is essential to fully appreciate this property.

Hallway

Via double glazed door with double glazed obscure window to the front, staircase to first floor, laminate flooring, coved ceiling, radiator.

Lounge (14' 07" Max x 13' 05" Max) or (4.45m Max x 4.09m Max)

Double glazed french doors to the front leading onto the patio area with mountain views, double glazed window to the side, coved ceiling, radiator.

Kitchen/Breakfast Room (16' 01" x 13' 04") or (4.90m x 4.06m)

Double glazed french doors opening onto patio area with mountain views, double glazed door to side, fitted with a range of wall, drawer and base units with complimentary work surfaces over incorporating belfast sink, electric oven and grill and five ring gas hob with extractor chimney over, integrated dishwasher, washing machine and fridge freezer, tiled flooring, coved ceiling, breakfast bar with storage cupboards underneath, radiator.

Bedroom / Dining Room (16' 01" x 9' 11") or (4.90m x 3.02m)

Double glazed window to the rear, coved ceiling, radiator.

Bedroom 4 (14' 08" x 9' 11") or (4.47m x 3.02m)

Double glazed window to the rear, coved ceiling, radiator.

Shower Room (7' 01" x 5' 07") or (2.16m x 1.70m)

Double glazed obscure window to the rear, fitted with a corner shower cubicle, wash hand basin set in vanity unit

and low level WC. fully tiled walls, tiled flooring, coved ceiling, stainless steel heated towel rail.

First Floor Landing

Bedroom 1 (18' 04" Max x 14' 09" Max) or (5.59m Max x 4.50m Max)

Double glazed windows to front and rear with mountain views, fitted with a range of wardrobes across one wall, storage cupboards to eaves, coved ceiling, two radiators.

Bedroom 2 (18' 04" Max x 16' 01" Max) or (5.59m Max x 4.90m Max)

Double glazed window to the front and rear with mountain views, fitted wardrobes across one wall with further storage behind to eaves, coved and textured ceiling, two radiators.

Bathroom (8' 07" x 6' 01") or (2.62m x 1.85m)

Double glazed obscure window to the rear, fitted with tiled bath, wash hand basin set in vanity unit, and low level WC. part tiled walls, tiled flooring, coved ceiling, stainless steel heated towel rail.

EXTERNALLY

Steps from the road lead up to good size patio area with views over the mountain, pedestrian access to the side leading to the rear with good size tiered garden laid mainly to lawn and planted with various trees and shrubs with amazing views. Ground level patio area and storage shed.

Garage

With electric and lighting.

Parking

For two vehicles.

Services

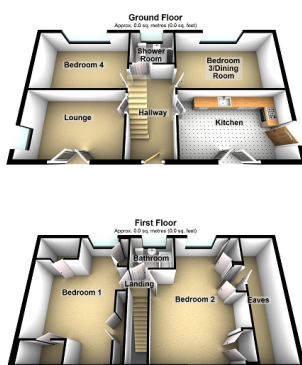
Mains electricity, mains water, mains gas, mains drainage

Tenure

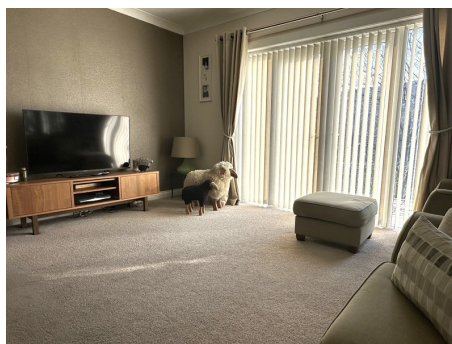
Freehold

Council Tax

D



Total area: approx. 0.0 sq. metres (0.0 sq. feet)



Important notice

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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.