

**Southdown View
Port Talbot
Neath Port Talbot.**

Price £130,000



- SEMI DETACHED PROPERTY
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- GROUND FLOOR W.C.
- FIRST FLOOR BATHROOM/W.C.
- GARDENS & DRIVEWAY



General Description

We are pleased to offer for sale this three bedroom semi detached property situated on a corner plot in this popular area close to the Port Talbot Town Centre with all its amenities and with easy access to the M4 Motorway. The Aberavon Beach is a short drive away with its cafes, ice cream parlour, a Leisure Complex and a Cinema. The property is near local Schools and Margam Park is also a short drive away with its historic castle and walking trails. Council Tax Band B.

Southdown View, Port Talbot, Neath Port Talbot.

Property Description

Offered for sale is this three bedroom semi detached property with the accommodation comprising of entrance hall, two reception rooms, kitchen, utility and W.C. to the ground floor with three bedrooms and bathroom/W.C. to the first floor. The property benefits from having double glazing, gardens to the front and rear with driveway to the front providing off road parking.

Hall

Via double glazed entrance door with stairs to the first floor, smoke alarm and radiator.

Lounge (10' 06" x 10' 02") or (3.20m x 3.10m)

Feature fireplace, coved ceiling, radiator and double glazed window to the front.

Dining Room (13' 04" x 10' 04"Max Max) or (4.06m x 3.15m Max)

Feature fireplace, radiator and double glazed window to the rear.

Kitchen (10' 03" x 6' 02") or (3.12m x 1.88m)

Fitted with a range of base units incorporating stainless steel sink and drainer. Space for cooker, part tiled walls, coved ceiling and double glazed window to the side.

Utility Room (7' 08" x 5' 08") or (2.34m x 1.73m)

Plumbing for washing machine, radiator and double glazed obscure window and door to the side.

W.C.

Comprising W.C. Double glazed obscure window to the side.

First Floor Landing

Access to loft, airing cupboard with gas central heating boiler (not working).

Bedroom 1 (13' 02" x 10' 08") or (4.01m x 3.25m)

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

Bedroom 2 (12' 05" x 8' 06") or (3.78m x 2.59m)

Radiator and double glazed window to the rear.

Bedroom 3 (8' 07" x 7' 09") or (2.62m x 2.36m)

Radiator and double glazed window to the rear.

Bathroom/W.C. (8' 07" x 4' 07") or (2.62m x 1.40m)

Comprising panelled bath, wash hand basin and W.C. Part tiled walls, radiator and double glazed obscure window to the front.

Outside

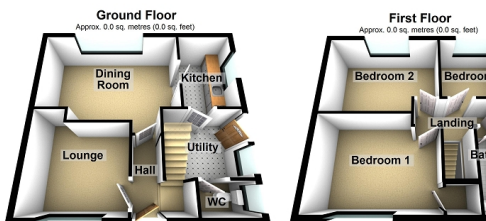
Gated access to driveway and enclosed front garden laid to lawn. Pathway to the side leading to an enclosed rear garden laid to lawn with patio area and a shed.

Tenure

Freehold

Council Tax

B



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.