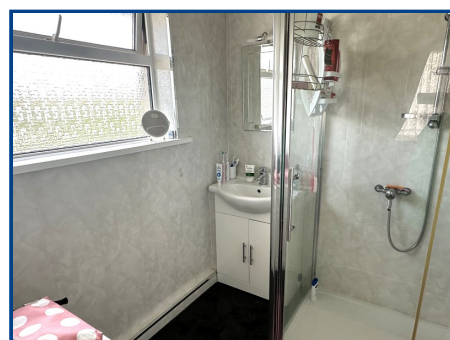


**Western Avenue
Port Talbot
Neath Port Talbot.**

Price **£165,000**



- SEMI DETACHED HOUSE
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- DOWNSTAIRS CLOAKROOM
- CARPORT AND GARAGE
- ENCLOSED GARDEN
- PROPERTY DOES REQUIRE MODERNISATION
- IDEAL INVESTMENT/FIRST TIME BUY
- NO CHAIN



General Description

We are pleased to offer for sale this three bedroom semi detached property with the added benefits of off road parking for two cars, the property is situated near the Aberavon beach front, the Port Talbot Town Centre with all its amenities, the Port Talbot Transport Hub and with easy access to the M4 Motorway. Internal viewing is recommended. Council Tax Band C.

Western Avenue, Port Talbot, Neath Port Talbot.

Property Description

An opportunity to purchase this semi detached property which does require some modernisation with the accommodation comprising of entrance hallway, cloakroom, lounge, dining room and kitchen to the ground floor and three bedrooms, bathroom and WC to the first floor. The property benefits from having gas central heating, double glazing and gardens to the front and rear together with driveway, car port and garage. Ideal Investment/first time buy.

Entrance

Via double glazed entrance door with side screen into:

Hallway

Staircase to first floor, picture window, coved and textured ceiling, radiator.

Cloak Room

Double glazed obscure window to front, fitted with wash hand basin and WC, part tiled walls, textured ceiling, and radiator.

Lounge (17' 09" x 10' 11") or (5.41m x 3.33m)

Double glazed window to front, feature fireplace incorporating electric fire, coved and textured ceiling, three wall lights, two radiators and door into:

Dining Room (10' 07" x 9' 10") or (3.23m x 3.00m)

Double glazed window to rear, coved and textured ceiling, radiator.

Kitchen (10' 0" x 9' 11") or (3.05m x 3.02m)

Double glazed window to rear, fitted with a range of wall, drawer and base units with worktops over incorporating stainless steel sink and drainer, space for cooker, fully tiled walls, coved and textured ceiling, vinyl flooring, under stair storage cupboard, double glazed door to side.

First Floor Landing

Double glazed window to side, coved and textured ceiling, access to loft, storage cupboard.

Bedroom 1 (10' 11" x 15' 06") or (3.33m x 4.72m)

Double glazed window to front, fitted wardrobe, storage cupboard housing gas central heating, coved and textured ceiling, radiator.

Bedroom 2 (15' 06" Max x 10' 0" Max) or (4.72m Max x 3.05m Max)

Double glazed window to rear, fitted wardrobe, coved and textured ceiling, radiator.

Bedroom 3 (8' 07" x 7' 10") or (2.62m x 2.39m)

Double glazed window to rear, fitted wardrobe, coved and textured ceiling, radiator.

Bathroom

Double glazed obscure window to rear, fitted with double shower enclosure with overhead shower, wash hand basin set in vanity unit, respatex panelling to walls, spotlights to ceiling, vinyl flooring, radiator.

W.C.

Double glazed obscure window to side, fitted with low level WC. part tiled walls, textured ceiling, radiator.

EXTERNALLY

Front garden laid to lawn with driveway to side leading to car port and garage. Enclosed rear garden laid mainly to lawn and planted with various trees and shrubs, pedestrian access to garage, garden shed.

Services

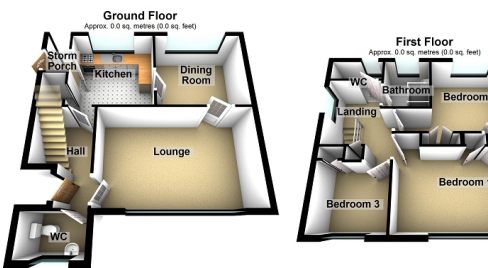
Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

C



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



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 miss-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.