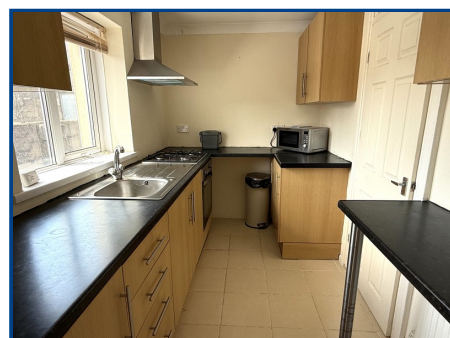
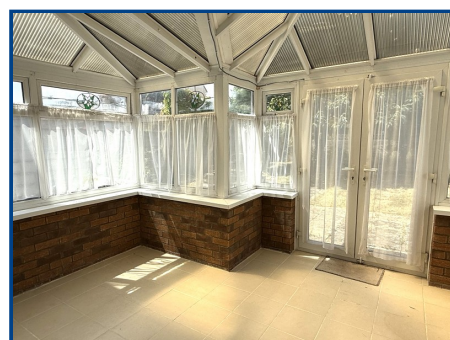
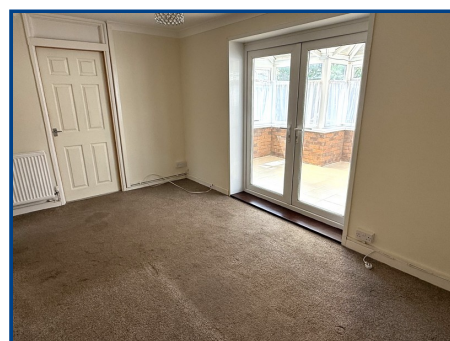


**Cerise Close
Port Talbot
Neath Port Talbot.**

Price **£185,000**



- SEMI DETACHED PROPERTY
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- KITCHEN & UTILITY
- BATHROOM & W.C.
- DOUBLE GLAZING



General Description

Offered for sale is this three bedroom semi detached property situated in the popular area of Sandfields close to local amenities, the Port Talbot Town Centre and with easy access to the M4 Motorway. The Aberavon Beach is a short drive away with its various eateries, Leisure Complex and a Cinema. Council Tax Band B.

EPC Rating: C75

Cerise Close, Port Talbot, Neath Port Talbot.

Property Description

This a three bedroom semi detached property with the accommodation comprising of entrance hall, two reception rooms, kitchen, utility room and W.C. to the ground floor with three bedrooms and bathroom/W.C. to the first floor. The property benefits from having gas central heating, double glazing and gardens to the front and rear with parking area.

Hall

Stairs to the first floor, coved ceiling and door into:

Lounge (10' 02" x 9' 09") or (3.10m x 2.97m)

Coved and textured ceiling, radiator and double glazed window to the front.

Dining Room (14' 07" x 9' 10"Max Max) or (4.45m x 3.00m Max)

Coved ceiling, radiator and double glazed French doors to the rear.

Kitchen (9' 10" x 5' 10") or (3.00m x 1.78m)

Fitted with a range of wall, drawer and base units with complementary worktops over incorporating stainless steel sink and drainer. Electric oven and four ring gas hob with stainless steel extractor chimney over. Tiled flooring, breakfast bar, coved ceiling and radiator. Double glazed window to the side.

Utility Room

Plumbing for washing machine, understairs storage area and tiled flooring. Coved ceiling and double glazed window and door to the side.

W.C.

Comprising low level W.C. Coved ceiling, tiled floor and double glazed obscure window to the side.

Conservatory (11' 10" Max x 10' 0" Max) or (3.61m Max x 3.05m Max)

Of dwarf brick wall construction with polycarb roof, tiled flooring and radiator. Double glazed windows to the side and rear and double glazed French doors opening onto the rear garden.

First Floor Landing

Coved ceiling and access to loft.

Bedroom 1 (12' 11" Max x 11' 10" Max) or (3.94m Max x 3.61m Max)

Coved ceiling, storage cupboard housing gas central heating boiler, radiator and double glazed window to the front.

Bedroom 2 (12' 01" x 7' 07") or (3.68m x 2.31m)

Radiator and double glazed window to the rear.

Bedroom 3 (8' 04" x 7' 04") or (2.54m x 2.24m)

Coved and textured ceiling, radiator and double glazed window to the rear.

Bathroom/W.C. (10' 11" x 4' 04") or (3.33m x 1.32m)

Comprising panelled bath with overhead shower, wash hand basin and W.C. set in a vanity unit. Tiled walls, radiator and double glazed obscure window to the front.

Outside

Double gates to the front leading to a brick pavia parking area (the kerb does need to be dropped subject to necessary planning permissions) the garden is laid to lawn and planted with a range of mature trees, plants and shrubs. Pedestrian gated access to the side leading to an enclosed rear garden laid mainly to lawn and planted with various trees and shrubs. Patio area.

Broadband and Mobile phone

Broadband is available in the vicinity and the mobile phone signal in the area is deemed to be good.

Services

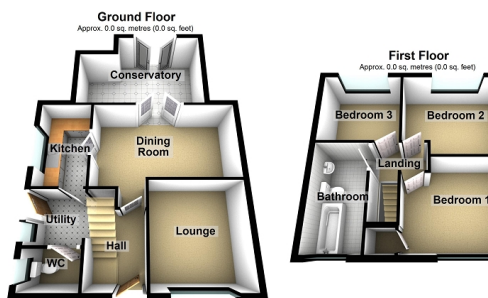
Mains electricity, mains water, mains drainage, mains gas

Tenure

Not Specified

Council Tax

B



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 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.