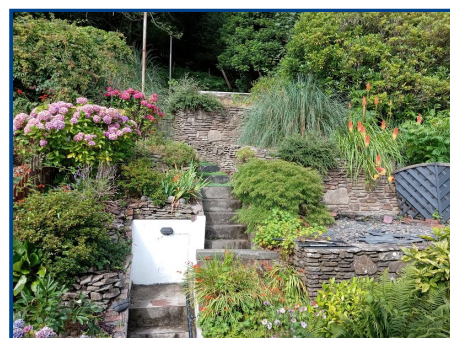
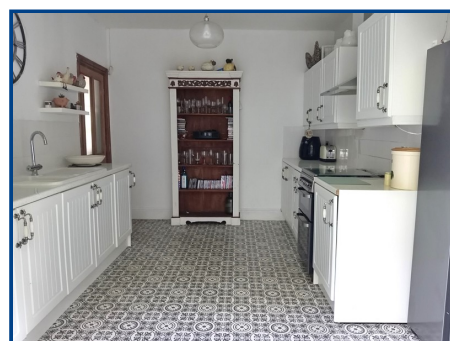


**Gwar Y Caeau
Port Talbot
Neath Port Talbot.**

Price **£174,995**



- SEMI DETACHED HOUSE
- WELL PRESENTED
- THREE BEDROOMS
- GROUND FLOOR CLOAKROOM/UTILITY
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- ENCLOSED GARDENS
- VIEWING RECOMMENDED



General Description

Well presented three bedroom semi detached property situated in this popular location and close to all local amenities, the Port Talbot Transport Hub and with easy access to the M4 motorway. Internal viewing is recommended. Council Tax Band C.

EPC Rating: D64

Gwar Y Caeau, Port Talbot, Neath Port Talbot.

Property Description

We are pleased to offer for sale this well presented semi detached property with the accommodation comprising of entrance hall, lounge, fitted kitchen/breakfast room and utility/WC to the ground floor and three bedrooms and bathroom to the first floor. The property benefits from having gas central heating, front forecourt and enclosed rear garden.

Entrance

Via double glazed door into:-

Hallway

Stair case to first floor, under stairs storage cupboard, beech flooring, coved ceiling, radiator.

Lounge (12' 03" x 10' 10") or (3.73m x 3.30m)

Double glazed bay window to the front, feature fireplace, two recess alcoves, picture rail, radiator.

Kitchen / Breakfast Room (12' 01" x 11' 06") or (3.68m x 3.51m)

Double glazed french doors to rear, fitted with a range of wall, drawer and base units with complimentary work surfaces over incorporating sink and drainer, space for cooker with stainless steel extractor chimney over, part tiled walls, space for american style fridge freezer, vinyl flooring.

Utility / W.C (8' 0" x 5' 11") or (2.44m x 1.80m)

Double glazed obscure window to the side, fitted with wash hand basin set in vanity unit and low level WC, storage cupboard with work top over housing washing machine, beech flooring, fully tiled walls, radiator.

First Floor Landing

Double glazed obscure window to the side, coved ceiling.

Bedroom 1 (12' 02" x 9' 11") or (3.71m x 3.02m)

Double glazed bay window to the front with distant sea views, two storage cupboards with hanging space and shelving, coved ceiling, radiator.

Bedroom 2 (11' 04" x 10' 08") or (3.45m x 3.25m)

Double glazed window to the rear, two storage cupboards housing hanging space, shelving and the gas central heating boiler, access to fully boarded and insulated loft with pull down ladder, picture rail, radiator.

Bedroom 3 (7' 04" x 6' 08") or (2.24m x 2.03m)

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

Bathroom (7' 02" x 5' 09") or (2.18m x 1.75m)

Double glazed obscure window to the rear, fitted with panelled bath with overhead shower and side screen, wash hand basin and low level WC. fully tiled walls, tiled flooring.

EXTERNALLY

Front garden laid to patio with pedestrian gated access to the side leading to rear garden with seating area laid to astro turf, gate with steps leading up to tiered garden filled with mature trees, plants and shrubs.

Services

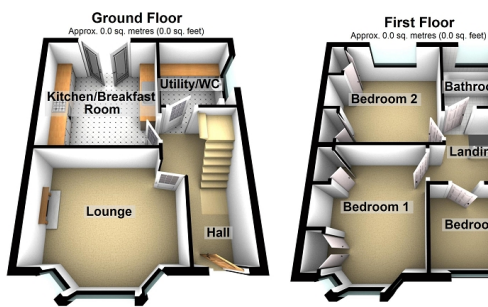
Mains electricity, mains water, mains gas, mains drainage

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.

