

**Victoria Road
Port Talbot
Neath Port Talbot.**

Price £130,000



- SEMI DETACHED PROPERTY
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- W.C. & FIRST FLOOR BATHROOM
- KITCHEN
- GARDENS & GARAGE



General Description

Semi detached house which requires refurbishment is situated close to the Aberavon Beach Front with various activities, cafes and ice cream parlour, the Port Talbot Town Centre is also close by with all its amenities, the Port Talbot Transport Hub and with easy access to the M4 Motorway. Internal viewing is highly recommended. Ideal Investment. Council tax Band B.

EPC Rating: D66

Property Description

Offered for sale is this three bedroom semi detached property with the accommodation comprising of entrance hallway, lounge, dining room, the above mentioned bedrooms, hallway, WC, lounge/dining room and kitchen to the ground floor and three bedrooms and bathroom to the first floor. The property benefits from having gas central heating, double glazing and an enclosed rear garden with rear lane access and garage.

Hall

Stairs to the first floor, original flooring, picture rail and radiator. Double glazed obscure window to the front.

W.C.

Wash hand basin and W.C. Storage cupboard.

Lounge (12' 8" x 12' 4") or (3.86m x 3.76m)

Picture rail, tiled fireplace, radiator and double glazed bay window to the front.

Living Room (13' 9" x 12' 4") or (4.20m x 3.76m)

Tiled fireplace, picture rail, radiator and double glazed patio doors to the rear.

Kitchen (22' 8" x 6' 2") or (6.90m x 1.87m)

Fitted with a range of wall and base units with worktops over incorporating stainless steel sink and drainer. Space for cooker, plumbing for washing machine and radiator. Double glazed door to the side and double glazed windows to the side and rear.

First Floor Landing

Bedroom 1 (13' 5" x 12' 7") or (4.10m x 3.83m)

Radiator, tiled fireplace, picture rail and double glazed bay window to the front.

Bedroom 2 (12' 7" x 11' 6") or (3.83m x 3.50m)

Picture rail, tiled fireplace, radiator and double glazed window to the rear.

Bedroom 3 (7' 11" x 5' 10") or (2.41m x 1.79m)

Access to loft, radiator and double glazed window to the front.

Bathroom/W.C. (7' 5" x 6' 1") or (2.25m x 1.85m)

Comprising bath, wash hand basin, shower enclosure and W.C. Respatex panelling to walls, vinyl flooring, radiator and double glazed window to the rear.

Outside

Front forecourt. Enclosed rear garden with garage and storage shed. Currently overgrown.

Broadband and Mobile phone

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

Services

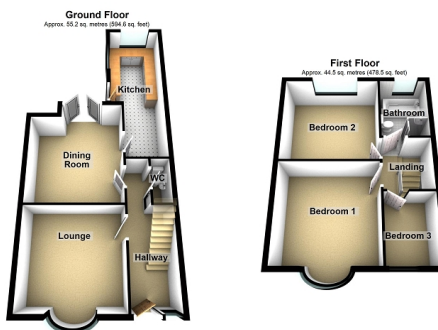
Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

B



Total area: approx. 99.7 sq. metres (1073.2 sq. feet)



Important notice

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