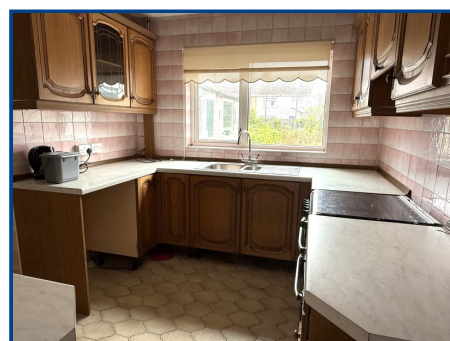


**Verdi Road  
Port Talbot  
Neath Port Talbot.**

**Price £169,995**



- SEMI DETACHED PROPERTY
- THREE BEDROOMS
- LOUNGE/DINING ROOM
- CONSERVATORY
- CLOAKROOM & BATHROOM/W.C.
- GARDENS & DRIVEWAY



**General Description**

We are pleased to offer for sale this three bedroom semi detached property situated close to the Aberavon Beach Front with its various Cafes, children's play areas, a Leisure Centre and a Cinema. The Port Talbot Town Centre is a short driveway with its many shops, bars and eateries and there is good access to the M4 Motorway. Viewing is recommended. Council Tax Band B.

## Verdi Road, Port Talbot, Neath Port Talbot.

### Property Description

Offered for sale is this semi detached property with the accommodation comprising of porch, hall, lounge/dining room, conservatory, kitchen, lean to and cloakroom 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 driveway for off road parking.

### Porch

Entered via double glazed door with side screens, tiled floor and door into:

### Hall

Stairs to the first floor, understairs storage cupboard, textured ceiling and radiator.

### Lounge/Dining Room (22' 04" x 10' 07" ) or (6.81m x 3.23m)

Feature fireplace, two recess alcoves incorporating wall lights, textured ceiling and two radiators. Laminate floor, double glazed window to the front and double glazed sliding patio doors.

### Conservatory (11' 08" x 9' 0" ) or (3.56m x 2.74m)

Glass roof, laminate floor, radiator, French doors to the side and double glazed windows to the sides and rear.

### Kitchen (9' 09" x 8' 02" ) or (2.97m x 2.49m)

Fitted with a range of wall, drawer and base units with worktops over incorporating one and half bowl sink and drainer. Space for cooker with extractor fan over, plumbing for dishwasher and textured ceiling. Tiled walls and floor. Double glazed window to the rear and door into:

### Lean To (19' 10" x 6' 01" ) or (6.05m x 1.85m)

Fitted with a range of wall and base units with worktops over, tiled floor and radiator. Double glazed door to the front, double glazed door to the side and door into:

### Cloakroom

Comprising wash hand basin and low level W.C. Tiled floor, plumbing for washing machine and space for tumble dryer. Double glazed obscure window to the side.

### First Floor Landing

Laminate floor, coved and textured ceiling. Double glazed window to the side.

### Bedroom 1 (12' 0" x 10' 07" ) or (3.66m x 3.23m)

Fitted with a range of wardrobes across one wall, radiator and double glazed window to the rear.

### Bedroom 2 (10' 06" x 9' 08" ) or (3.20m x 2.95m)

Fitted with a range of wardrobes across one wall with shelving, radiator, coved ceiling and double glazed window to the front.

### Bedroom 3 (9' 11" x 8' 02" ) or (3.02m x 2.49m)

Fitted wardrobes and over bed storage, laminate floor, textured ceiling and access to loft. Radiator, wall mounted gas central heating boiler and double glazed window to the rear.

### Bathroom/W.C. (8' 02" x 4' 08" ) or (2.49m x 1.42m)

Comprising walk in accessible shower with non slip flooring, wash hand basin and W.C. Textured ceiling, radiator and double glazed obscure window to the front.

### Outside

Driveway to the front bordered by various plants and trees. Enclosed rear garden, storage shed and patio area.

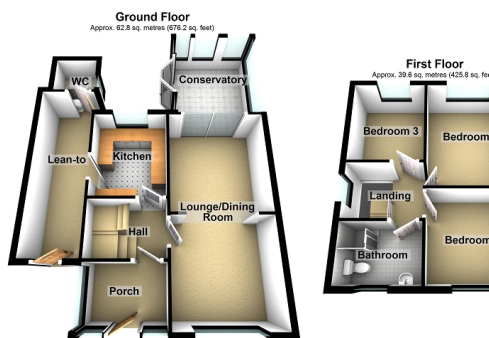
### Services

### Tenure

Freehold

### Council Tax

B



Total area: approx. 102.4 sq. metres (1102.0 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](mailto:surveys@ctf-uk.com).