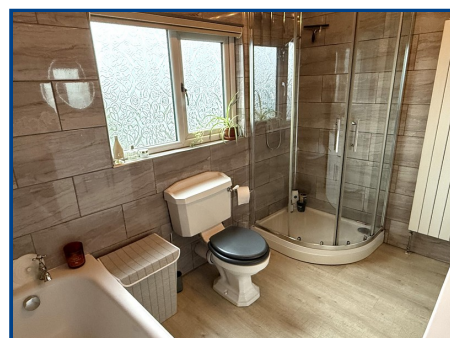


**Cwrt-ucha Terrace
Port Talbot
Neath Port Talbot.**

Offers In Region Of £160,000



- MID TERRACE HOUSE
- WELL PRESENTED
- THREE BEDROOMS
- GARDEN
- GARAGE
- PLANNING FOR SIDE EXTENSION AND NEW GARAGE
- NO CHAIN



General Description

We are pleased to offer for sale this traditional mid terrace property situated close to the Port Talbot Town Centre with its many amenities, the Port Talbot Transport Hub and has easy access to the M4 Motorway. The property has planning for a rear side extension and new garage. Council Tax Band B. Viewing is recommended.

Cwrt-ucha Terrace, Port Talbot, Neath Port Talbot.

Property Description

Mid Terrace Property situated in popular location with the accommodation comprising of entrance hallway, lounge/dining room, kitchen/breakfast room and utility room to the ground floor and three bedrooms and family bathroom to the first floor. The property benefits from gas central heating, double glazing and planning permission for an extension to the rear side of the property and for a new garage. Enclosed garden.

Entrance

Via composite door into:-

Hallway

Stair case to first floor, under stairs storage cupboard, coved ceiling, laminate flooring, radiator, door into:-

Lounge/ dining room (20' 11" Max x 12' 02" Max) or (6.38m Max x 3.71m Max)

Double glazed window to the front, double glazed window to the rear, feature fireplace incorporating living flame gas fire, two radiators.

Kitchen (14' 02" x 9' 03") or (4.32m x 2.82m)

Double glazed window to the side, fitted with a range of wall, drawer and base units with complimentary work surfaces over incorporating one and a half bowl sink and drainer, space for fridge freezer, under stairs storage cupboard, coved ceiling, laminate flooring, radiator.

Utility Room (9' 03" x 6' 07") or (2.82m x 2.01m)

Double glazed window to the rear, double glazed door to the side, fitted with wall units and work top, plumbing for washing machine, coved ceiling, radiator.

First Floor Landing

Bedroom 1 (16' 0" Max x 11' 02" Max) or (4.88m Max x 3.40m Max)

Two double glazed windows to the front, access to loft with pull down ladder, feature fireplace, coved ceiling, laminate flooring, radiator.

Bedroom 2 (9' 06" x 8' 11") or (2.90m x 2.72m)

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

Bedroom 3 (14' 10" x 5' 10") or (4.52m x 1.78m)

Double glazed window to the side, coved and textured ceiling, access to loft, radiator.

Bathroom

Double glazed obscure window to the rear, fitted with panelled bath, wash hand basin set in vanity unit, corner shower unit and low level WC. fully tiled walls, laminate flooring, wall mounted vertical radiator.

EXTERNALLY

Front forecourt and enclosed rear garden, garage (not in use). There is planning permission obtained for a side extension to the rear of the property and a new garage.

Services

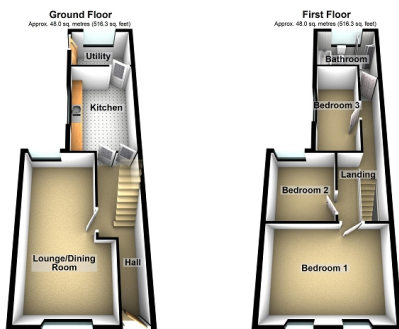
Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

B



Total area: approx. 95.9 sq. metres (1032.6 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.