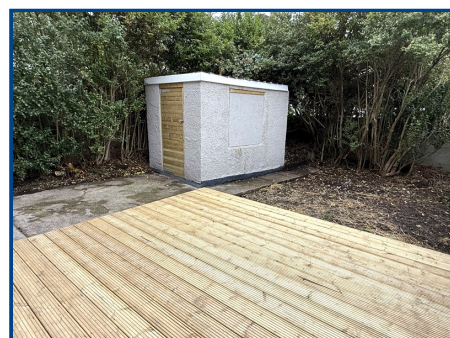
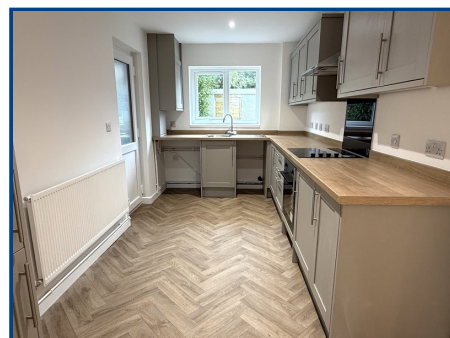


**Phoenix Avenue  
Port Talbot  
Neath Port Talbot.**

**Price £179,995**



- MID TERRACE HOUSE
- IMMACULATELY PRESENTED
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- GARDENS
- PARKING
- NO CHAIN



**General Description**

An opportunity to purchase this deceptively spacious immaculately presented mid terrace house situated in the Margam area of Port Talbot with easy access to local amenities, shops and schools. Good transport and road links are offered to Port Talbot town centre, the train station and M4 the motorway and a short drive will take you to Aberavon beach front. The property has been completely refurbished into a lovely family home. Council Tax Band B.

**EPC Rating: C77**

# Phoenix Avenue, Port Talbot, Neath Port Talbot.

## Property Description

We have pleasure in offering for sale this recently refurbished immaculately presented mid terrace house. The spacious accommodation comprises of entrance hallway, lounge, dining room and kitchen to the ground floor and four bedrooms and family bathroom to the first floor. The property benefits from gas central heating, double glazing, enclosed gardens and parking. VIEWING IS HIGHLY RECOMMENDED.

## Entrance

Double glazed entrance door into:

## Hallway

Staircase to first floor, understairs storage cupboard, laminate flooring, spotlights to ceiling, smoke alarm, radiator.

## Dining Room (13' 06" Max x 12' 04" Max) or (4.11m Max x 3.76m Max)

Two double glazed windows to the front, spotlights to ceiling, radiator, open into:-

## Kitchen (14' 09" x 7' 07" ) or (4.50m x 2.31m)

Double glazed window to the rear, double glazed door to the rear, fitted with a range of wall, drawer and base units with complimentary work surfaces over incorporating sink and drainer, four ring ceramic hob with stainless steel extractor chimney over, wall unit incorporating gas central heating boiler, spotlights to ceiling, vinyl flooring, smoke alarm, radiator.

## Lounge (15' 01" Max x 12' 02" Max) or (4.60m Max x 3.71m Max)

Double glazed window and door to the rear, spotlights to ceiling, laminate flooring, radiator.

## First Floor Landing

Storage cupboard, smoke alarm.

## Bedroom 1 (15' 05" Max x 13' 07" Max) or (4.70m Max x 4.14m Max)

Two double glazed windows to the front, fitted wardrobe , radiator.

## Bedroom 2 (15' 05" Max x 11' 0" Max) or (4.70m Max x 3.35m Max)

Double glazed window to the rear, radiator.

## Bedroom 3 (13' 05" Max x 9' 0" Max) or (4.09m Max x 2.74m Max)

Double glazed window to the front, fitted cabin bed, radiator.

## Bedroom 4 (10' 05" Max x 8' 02" Max) or (3.18m Max x 2.49m Max)

Double glazed window to the rear, radiator.

## EXTERNALLY

Good size front garden with parking for several vehicles and gravelled areas, shared gated access to the side leading to enclosed rear garden with decked area and garden shed.

## Services

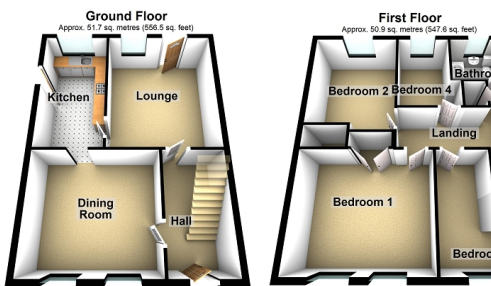
Mains electricity, mains water, mains gas, mains drainage

## Tenure

Freehold

## Council Tax

B



Total area: approx. 102.6 sq. metres (1104.1 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](mailto:surveys@ctf-uk.com).