

**Moorland Road
Port Talbot
Neath Port Talbot.**

Price **£175,000**



- SEMI DETACHED HOUSE
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- GOOD SIZE GARDEN
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- GOOD SIZE GARDEN
- PARKING FOR TWO CARS

General Description

COMING SOON - We offer for sale this three bedrooms semi detached house situated in a very popular location please contact us on 01639 881556 for further information. Council Tax Band B.

Property Description

Semi Detached House with the accommodation comprising of lounge, inner hallway, dining room and kitchen to the ground floor and three bedrooms and bathroom to the first floor. The property benefits from gas central heating and double glazing. Externally there are good size gardens and driveway with parking for two cars. Viewing Recommended. NO CHAIN.

Entrance

Via double glazed door into:-

Lounge (18' 07" Max x 10' 07" Max) or (5.66m Max x 3.23m Max)

Double glazed bay window to the front, feature fireplace incorporating electric fire, two recess alcoves, staircase to first floor, under stairs storage cupboard, coved ceiling, radiator, door into:

Hall

Under stairs storage area, double glazed obscure window to the side, laminate flooring coved ceiling, radiator, door into:-

Dining Room (11' 05" x 11' 04") or (3.48m x 3.45m)

Double glazed french doors to rear, two recess alcoves, laminate flooring, coved ceiling, radiator, open into:-

Kitchen (14' 10" x 6' 0") or (4.52m x 1.83m)

Double glazed window to side, fitted with wall and base units with worktops over incorporating sink and drainer, space for cooker with extractor chimney over, plumbing and space for washing machine, space for fridge freezer, part tiled walls, tiled flooring, coved ceiling, radiator, double glazed door to side.

First Floor Landing

Obscure double glazed window to side, coved ceiling.

Bedroom 1 (11' 01" x 10' 10") or (3.38m x 3.30m)

Double glazed window to the front, two recess alcoves, coved ceiling, radiator.

Bedroom 2 (11' 03" x 11' 01") or (3.43m x 3.38m)

Double glazed window to the rear, two recess alcoves, coved ceiling, radiator.

Bedroom 3 (7' 02" x 5' 10") or (2.18m x 1.78m)

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

Bathroom (7' 08" x 6' 03") or (2.34m x 1.91m)

Double glazed obscure window to the rear, fitted with double shower enclosure with overhead shower unit, wash hand basin set in vanity unit and low level WC, vinyl flooring, access to loft and coving to ceiling, radiator.

EXTERNALLY

Forecourt to front with gated driveway to side with parking for two cars, pedestrian gated access leading to rear garden laid mainly to lawn, patio area, two sheds and glasshouse.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

B



Total area: approx. 81.0 sq. metres (871.9 sq. feet)

Important notice

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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.