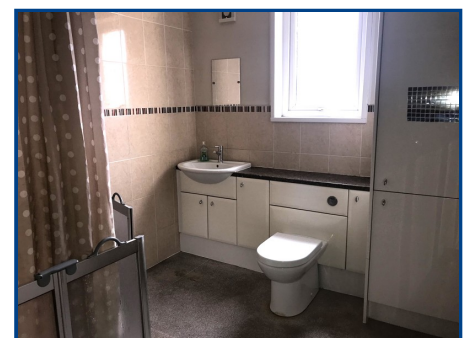


**Talbot Road
Port Talbot
Neath Port Talbot.**

Price **£139,995**



- MID TERRACE PROPERTY
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- KITCHEN & BATHROOM
- ENCLOSED REAR GARDEN
- CLOSE TO PORT TALBOT TOWN



General Description

Offered for sale is this three bedroom mid terrace property situated in this very popular location with the Port Talbot Town Centre and the Port Talbot Transport Hub close by and with easy access to the M4 Motorway. The Aberavon Beach is just under five miles away and viewing is recommended. Council Tax Band B.

EPC Rating: C70

Property Description

Mid terrace property with the accommodation comprising of entrance hall, two reception rooms, fitted kitchen to the ground floor and three bedrooms and bathroom/W.C. to the first floor. The property benefits from having gas central heating, double glazing and an enclosed rear garden.

Hall

Stairs to the first floor, picture rail, radiator and understairs storage cupboard.

Lounge (14' 0" x 11' 0") or (4.27m x 3.35m)

Coved ceiling, radiator and double glazed bay window to the front.

Dining Room (12' 01" x 11' 06") or (3.68m x 3.51m)

Feature fireplace, two recess alcoves and serving hatch to kitchen. Coved ceiling, radiator and double glazed bay window to the rear.

Kitchen (17' 08" x 7' 09") or (5.38m x 2.36m)

Fitted with a range of base, drawer and wall units with complementary work surfaces over incorporating stainless steel sink and drainer. Space for cooker with stainless steel extractor chimney over and space for fridge freezer. Plumbing for washing machine, part tiled walls, tiled flooring and serving hatch to dining room. Radiator, double glazed door to the side and double glazed windows to the side and rear.

FIRST FLOOR ACCOMMODATION

Landing

Coved ceiling and doors to:

Bedroom 1 (11' 08" x 11' 01") or (3.56m x 3.38m)

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

Bedroom 2 (11' 09" x 11' 0") or (3.58m x 3.35m)

Coved ceiling, radiator and double glazed bay window to the front.

Bedroom 3 (8' 01" x 7' 07") or (2.46m x 2.31m)

Picture rail, radiator and access to loft. Double glazed window to the front.

Bathroom/W.C. (8' 05" x 7' 07") or (2.57m x 2.31m)

Comprising walk in disabled shower with over head shower, wash hand basin and W.C. set in a vanity unit. Airing cupboard housing gas central heating boiler, vinyl flooring, part tiled walls and extractor fan. Radiator and double glazed obscure window to the rear.

Outside

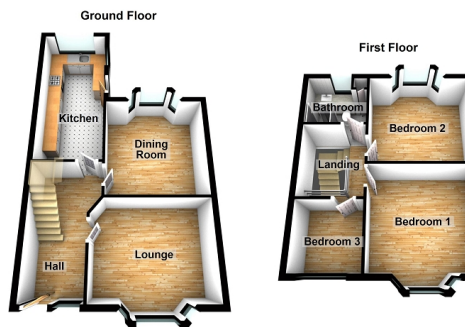
Enclosed patio garden to the rear with garden shed and pedestrian gate access to the rear lane.

Tenure

Freehold

Council Tax

B



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.