

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

Price **£120,000**



- MID TERRACE PROPERTY
- FOUR BEDROOMS
- LOUNGE/DINING ROOM
- FIRST FLOOR BATHROOM/W.C.
- FITTED KITCHEN
- ENCLOSED REAR GARDEN



EPC Rating: E54

General Description

67 Victoria Road, Port Talbot SA12 6QQ

We are acting in the sale of the above property and have received an offer of £135,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

Victoria Road, Port Talbot, Neath Port Talbot.

Property Description

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Offered for sale is this four bedroom mid terrace property with the accommodation comprising of the above mentioned bedrooms, hallway, lounge/dining room, kitchen and bathroom/W.C. to the first floor. The property benefits from having gas central heating, double glazing and an enclosed rear garden with rear lane access.

Porch

Via double glazed front door with laminate floor and open into:

Hall

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

Lounge/Dining Room (24' 06" x 11' 05") or (7.47m x 3.48m)

Laminate flooring, two radiators, coved and textured ceiling, double glazed bay window to the front and double glazed window to the rear.

Kitchen (13' 04" x 9' 09") or (4.06m x 2.97m)

Fitted with a range of base and wall units with work tops over incorporating sink and drainer. Electric oven and four ring gas hob. Part tiled walls, vinyl flooring, coved ceiling and radiator. Double glazed window to the side and door to the rear.

First Floor Landing

Coved ceiling and two storage cupboards.

Bedroom 1 (12' 03" x 9' 06") or (3.73m x 2.90m)

Fitted wardrobes with overbed storage across one wall, laminate floor and radiator. Double glazed bay window to the front.

Bedroom 2 (12' 0" x 10' 04") or (3.66m x 3.15m)

Two double wardrobes and shelving across one wall, radiator and double glazed window to the rear.

Bedroom 3 (10' 0" x 8' 01") or (3.05m x 2.46m)

Overbed storage cupboard, wall mounted gas central heating boiler, radiator and double glazed window to the rear.

Bedroom 4 (9' 02" x 6' 04") or (2.79m x 1.93m)

Access to loft, radiator and double glazed window to the front.

Bathroom/W.C. (7' 03" x 6' 01") or (2.21m x 1.85m)

Comprising bath, wash hand basin and low level W.C. Radiator and double glazed obscure window to the side.

Outside

Good sized enclosed rear garden laid to lawn with pedestrian gated access to the rear lane.

Broadband & Mobile Signal

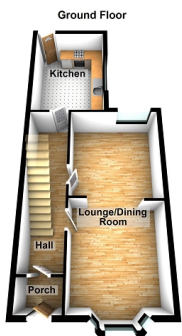
Broadband is available in the vicinity and the mobile phone signal in the area is deemed to be good.

Tenure

Freehold

Council Tax

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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.