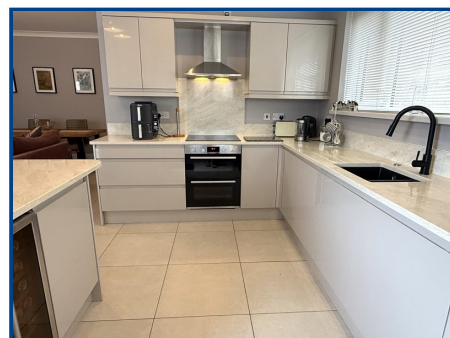


**Victoria Road
Port Talbot
Neath Port Talbot.**

Price **£269,995**



- SEMI DETACHED HOUSE
- WELL PRESENTED
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- GROUND FLOOR WC/UTILITY
- ENCLOSED REAR GARDEN
- GARAGE
- INTERNAL VIEWING HIGHLY RECOMMENDED



General Description

Well presented three bedroom semi detached house with the added benefit of a garage is situated close to the Aberavon Beach Front with various activities, cafes and ice cream parlour, the Port Talbot Town Centre is also close by with all its amenities, the Port Talbot Transport Hub and with easy access to the M4 Motorway. Council Tax Band C.

Victoria Road, Port Talbot, Neath Port Talbot.

Property Description

We are pleased to offer for sale this well presented three bedroom semi detached family home with the accommodation comprising of entrance porch, hallway, lounge, family room/dining room/kitchen and utility/wc to the ground floor and three bedrooms and bathroom to the first floor. The property benefits from having gas central heating, double glazing, enclosed rear garden and garage. Internal viewing is highly recommended.

Entrance

Composite door into:-

Porch

Retaining many original features, original flooring and stained glass inner picture window, door into:-

Hallway

Staircase to first floor, under stairs storage area and cupboard, dado rail, tiled flooring, door into:-

Utility / W.C

Fitted with wash hand basin and WC, work top with space underneath for washing machine and tumble dryer, wall mounted gas central heating boiler, coved ceiling, extractor fan, tiled flooring.

Lounge (13' 09" x 12' 03") or (4.19m x 3.73m)

Double glazed window to the front, feature fireplace, laminate flooring, radiator.

Dining / Reception Room (19' 06" x 11' 07") or (5.94m x 3.53m)

Double glazed french doors with side screens opening to the rear, feature fireplace with wooden mantle incorporating multi fuel stove, two recess alcoves, tiled flooring, coved ceiling, radiators, open to:-

Kitchen (13' 03" x 8' 01") or (4.04m x 2.46m)

Double glazed windows to the side and rear, double glazed door to the side, fitted with a range of wall, drawer and base units with complimentary quartz work surfaces over, incorporating Belfast sink, electric double oven and grill and four ring halogen hob with stainless steel extractor chimney over, integrated dishwasher, wine

cooler, space for fridge freezer, breakfast bar, spotlights and coving to ceiling, tiled flooring, radiator.

First Floor Landing

Double glazed obscure window to the side, storage cupboard, access to loft with pull down ladder.

Bedroom 1 (16' 02" x 11' 06") or (4.93m x 3.51m)

Double glazed windows to the front, radiator.

Bedroom 2 (15' 05" x 11' 06") or (4.70m x 3.51m)

Double glazed windows to the rear, fitted with a range of wardrobes across one wall with sliding doors incorporating hanging and shelving space, radiator.

Bedroom 3 (10' 05" x 7' 08") or (3.18m x 2.34m)

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

Bathroom (11' 02" x 7' 05") or (3.40m x 2.26m)

Double glazed obscure windows to the side and rear, fitted with free standing bath with waterfall tap and shower hose, double walk in shower enclosure, wash hand basin set in vanity unit and low level WC, part tiled walls, tiled flooring, spotlights to ceiling, stainless steel heated towel rail.

Attic Room (17' 07" x 14' 01") or (5.36m x 4.29m)

Built-in sauna, storage cupboard, spotlights to ceiling.

EXTERNALLY

Front forecourt laid to lawn, pedestrian gated access to the side leading to enclosed rear garden, laid to lawn and patio, seating area laid to astro turf, pergola, two storage sheds, pedestrian door into:-

Garage

With up and over door into rear lane.

Services

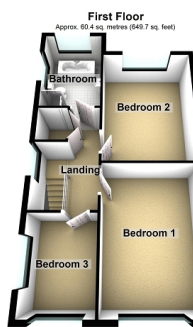
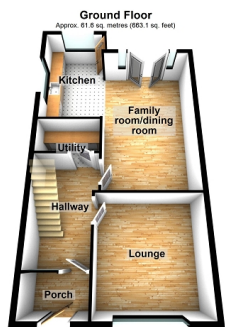
Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

C



Total area: approx. 122.0 sq. metres (1312.8 sq. feet)



Important notice

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Professional Services

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