

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

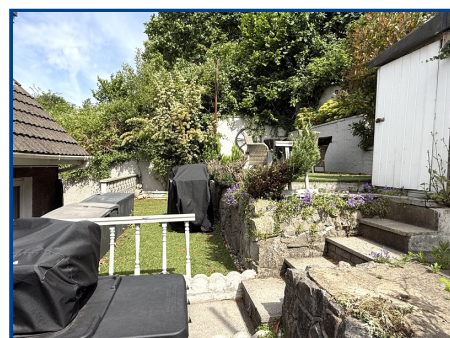
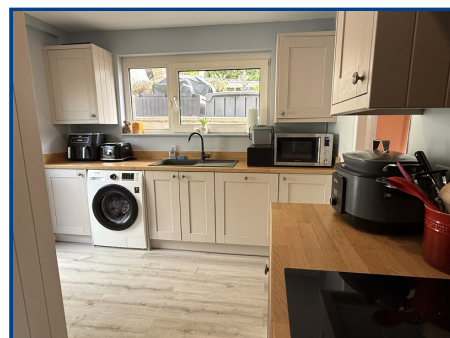
Price **£187,000**



- WELL PRESENTED SEMI DETACHED HOUSE
- SEMI DETACHED HOUSE
- QUIET CUL-DE-SAC POSITION
- THREE BEDROOMS
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- DRIVEWAY
- GARDENS
- NO CHAIN

**General Description**

Well presented semi detached property situated in the popular area of Margam, located within easy access of local amenities, shops and schools. Good transport and road links are offered to Port Talbot town centre and M4 the motorway. Council Band Tax C.



**EPC Rating: D64**



## Morlais Road, Port Talbot, Neath Port Talbot.

### Property Description

Offered for sale is this three bedroom semi detached property with the accommodation comprising of entrance hall, WC, lounge, dining room and kitchen to the ground floor and three bedrooms and bathroom to the first floor. The property benefits from having gas central heating, double glazing, driveway to the front and enclosed garden to the rear. Viewing recommended.

### Entrance

Via double glazed door into:

### Hallway

Staircase to first floor, coved ceiling, radiator, door into:-

### W.C.

Fitted with low level WC and wash hand basin, laminate flooring.

### Lounge (14' 06" x 12' 09") or (4.42m x 3.89m)

Double glazed bay window to the front, feature fireplace incorporating electric fire, two recess alcoves incorporating wall lights, coved ceiling, laminate flooring, open into:-

### Dining Room (11' 05" x 10' 07" ) or (3.48m x 3.23m)

Double glazed window to the rear, laminate flooring, coved ceiling, door into:-

### Kitchen (11' 06" x 10' 07") or (3.51m x 3.23m)

Double glazed window to the rear, double glazed obscure door to the side, fitted with a range of wall, drawer and base units with complimentary work surfaces over incorporating sink and drainer, eye level electric oven and grill, four ring induction hob with extractor fan over, integrated fridge freezer, integrated dishwasher, plumbing and space for washing machine, under stairs storage cupboard, laminate flooring, spotlights to ceiling.

### First Floor Landing

Double glazed window to the side, storage cupboard, access to loft via pull down ladder (the boiler is located in the attic).

### Bedroom 1 (12' 0" x 10' 05" ) or (3.66m x 3.18m)

Double glazed window to the front, mirror fronted wardrobes across one wall, coved ceiling, radiator.

### Bedroom 2 (12' 0" x 9' 02" ) or (3.66m x 2.79m)

Double glazed window to the rear, storage area, coved ceiling, radiator.

### Bedroom 3 (8' 07" x 7' 05" ) or (2.62m x 2.26m)

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

### Bathroom

Double glazed obscure window to the rear, fitted with P shaped bath with overhead shower and side screen, wash hand basin set in vanity unit and low level WC, part respatex panelling to walls, laminate flooring, spotlights to ceiling, heated towel rail.

### EXTERNALLY

Enclosed garden to the front with gated brick pavia driveway to the side, gate leading to further brick pavia driveway, pedestrian gate leading to enclosed tiered garden bordered by various trees, shrubs and plants, garden sheds.

### Broadband and Mobile phone

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

### Services

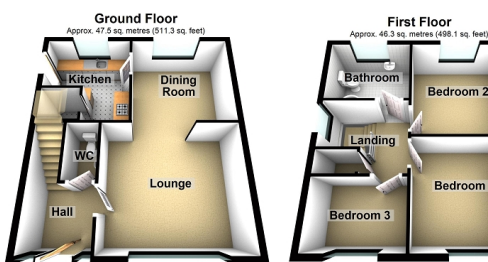
Mains electricity, mains water, mains gas, mains drainage

### Tenure

Freehold

### Council Tax

C



Total area: approx. 93.8 sq. metres (1009.3 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 12 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).

### Money Laundering Regulations

As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.