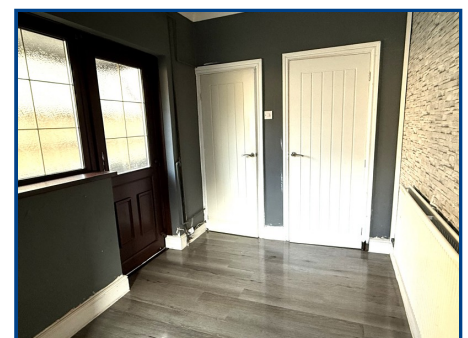
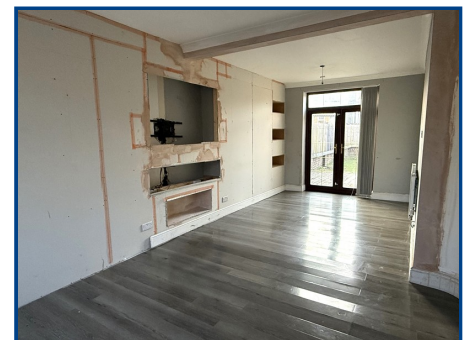


**Morfa Road  
Port Talbot  
Neath Port Talbot.**

Price **£135,000**



- SEMI DETACHED HOUSE
- IDEAL FAMILY HOME
- DOES REQUIRE SOME REFURBISHMENT
- THREE BEDROOMS
- GROUND FLOOR WC
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- ENCLOSED REAR GARDEN



**General Description**

An opportunity to purchase a semi detached three bedroom family home 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 motorway. Council Band Tax B. The property does require some refurbishment.

**EPC Rating: D63**

# Morfa Road, Port Talbot, Neath Port Talbot.

## Property Description

This three bedroom semi detached house is situated in the Margam area of Port Talbot. The accommodation comprises of hallway, lounge/dining room, kitchen/breakfast room and WC to the ground floor and three bedrooms and bathroom to the first floor. The property benefits from gas central heating, double glazing and an enclosed rear garden. NO CHAIN.

## Entrance

Via composite door into:-

## Hallway

Staircase to first floor, laminate flooring.

## Lounge/Dining Room (22' 09" Max x 10' 05" Max) or (6.93m Max x 3.18m Max)

Double glazed bay window to the front, double glazed french doors to the rear, coved ceiling, laminate flooring, two radiators.

## Kitchen / Breakfast Room (17' 0" Max x 7' 01" Max) or (5.18m Max x 2.16m Max)

Double glazed windows to the side and to the rear, double glazed door to the side, fitted with a range of wall, drawer and base units with worktops over incorporating one and a half bowl sink and drainer, electric oven and four ring ceramic hob with extractor chimney over, plumbing for washing machine, coved ceiling, laminate flooring, radiator, door into:-

## W.C.

Double glazed obscure window to the side, fitted with low level WC and wash hand basin, part tiled walls, laminate flooring.

## First Floor Landing

double glazed obscure window to the side, coved and textured ceiling.

## Bedroom 1 (11' 06" Max x 11' 03" Max) or (3.51m Max x 3.43m Max)

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

## Bedroom 2 (11' 02" Max x 11' 02" Max) or (3.40m Max x 3.40m Max)

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

## Bedroom 3 (7' 02" x 7' 0" ) or (2.18m x 2.13m)

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

## Bathroom

Double glazed obscure window to the rear, fitted with panelled bath with side screen, pedestal wash hand basin and low level WC, storage area housing gas central heating boiler, fully tiled walls, coved and textured ceiling, radiator.

## EXTERNALLY

Forecourt to front laid to gravel, pedestrian access to the side leading to enclosed rear garden laid mainly to lawn with decked area.

## Services

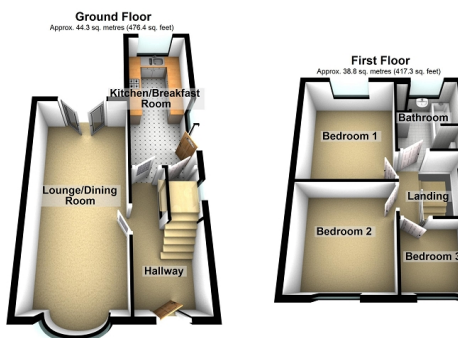
Mains electricity, mains water, mains gas, mains drainage

## Tenure

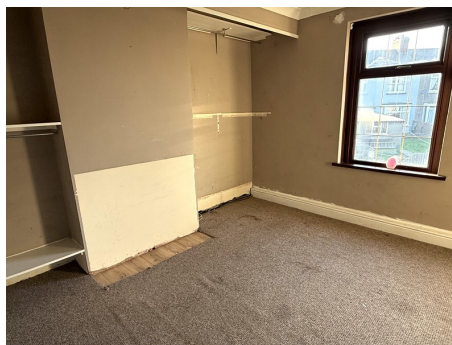
Freehold

## Council Tax

B



Total area: approx. 83.0 sq. metres (893.7 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.