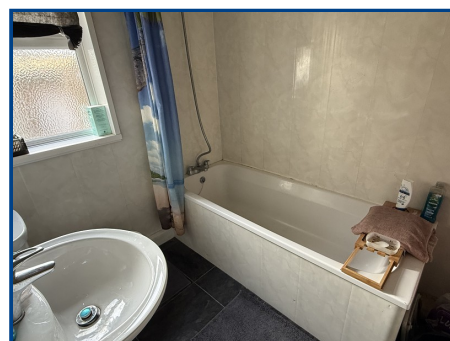
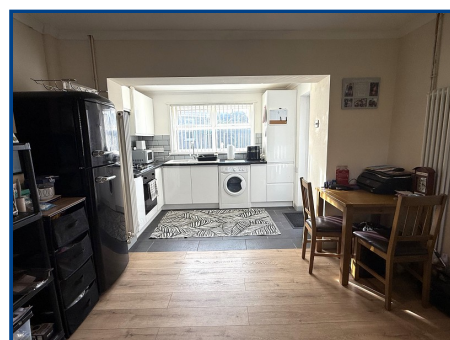


**Lingfield Avenue
Port Talbot
Neath Port Talbot.**

Offers Over £165,000



- SEMI DETACHED HOUSE
- WELL PRESENTED
- CORNER PLOT
- THREE BEDROOMS
- GARAGE
- NO CHAIN



General Description

Offered for sale is this three bedroom semi detached property situated close to the Port Talbot Town Centre with all its amenities, the Port Talbot Transport Hub and has good access to the M4 Motorway. The Aberavon Beach is a short drive away with all its eateries and a Cinema as is the Margam Country Park with its historic castle. Council Tax Band B.

Lingfield Avenue, Port Talbot, Neath Port Talbot.

Property Description

We are pleased to offer for sale this three bedroom semi detached property with the accommodation comprising of the entrance hall, lounge/dining room/kitchen and bathroom/W.C. to the ground floor with three bedrooms to the first floor. The property benefits from having gas central heating, double glazing and is situated on a corner plot with gardens to the front, side and rear together with driveway for off road parking, gated access with further driveway leading to Garage.

Hall

Via entrance door with stairs to the first floor, coved ceiling, radiator and door into:

Lounge/Dining Room (18' 10" x 13' 08") or (5.74m x 4.17m)

Feature fireplace incorporating wood burning stove, laminate floor, coved ceiling and two radiators. Double glazed window to the front and open into:

Kitchen

Fitted with a range of wall, drawer and base units with worktops over incorporating one and half bowl sink and drainer with electric oven, four ring gas hob and extractor hood over. Space and plumbing for washing machine, part tiled walls, tiled flooring, coved ceiling and radiator. Access to roof space, double glazed window to the rear and double glazed door to the side.

Bathroom/W.C. (6' 09" x 5' 05") or (2.06m x 1.65m)

Comprising panelled bath with overhead shower, wash hand basin and low level W.C. Respatex panelling to walls, tiled flooring, radiator and double glazed obscure window to the rear.

First Floor Landing

Access to loft.

Bedroom 1 (14' 07" x 8' 0") or (4.45m x 2.44m)

Coved ceiling, radiator, storage cupboard with double glazed window to the front. Further double glazed window to the front.

Bedroom 2 (10' 04" x 9' 02") or (3.15m x 2.79m)

Airing cupboard housing gas central heating boiler, coved ceiling, radiator and double glazed window to the rear.

Bedroom 3 (6' 10" x 6' 04") or (2.08m x 1.93m)

Radiator, coved and textured ceiling and double glazed window to the rear.

Outside

Situated on a corner plot with good size gardens to the front, side and rear. Laid mainly to astro turf, patio area, parking for several vehicles and outside tap.

Garage (22' 0" x 11' 10") or (6.71m x 3.61m)

Working lights and electrics. Electric roller door, double glazed window to the front and double glazed doors to the front and side.

Broadband and Mobile phone

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

Services

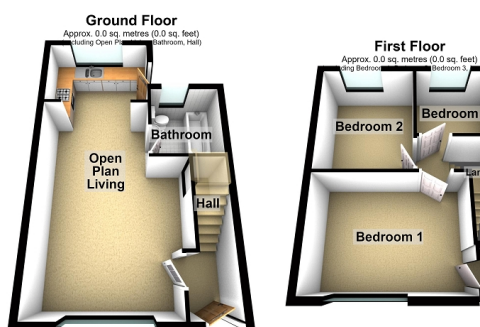
Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

B



Total area: approx. 0.0 sq. metres (0.0 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.

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.