

**Southdown Road  
Port Talbot  
Neath Port Talbot.**

Price **£169,995**



- MID TERRACE HOUSE
- IDEAL FAMILY HOME
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- ENCLOSED REAR GARDEN
- OUTBUILDING



## General Description

We are pleased to offer for sale this three bedroom mid terrace property situated in this popular area close to the Port Talbot Town Centre with all its amenities and with easy access to the M4 Motorway. The Aberavon Beach is within close proximity with its cafes, ice cream parlour, a Leisure Complex and a Cinema. The property is near local Schools and Margam Park is also a short drive away with its historic castle and walking trails. Council Tax Band B.

# Southdown Road, Port Talbot, Neath Port Talbot.

## Property Description

Offered for sale is this three bedroom mid terrace property situated in this popular location with the accommodation comprising of 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 and good size enclosed rear garden. Viewing is recommended.

## Entrance

Via double glazed door into:-

## Lounge (13' 06" Max x 9' 02" Max) or (4.11m Max x 2.79m Max)

Double glazed window to the front, staircase to first floor, feature fireplace incorporating electric fire, laminate flooring, coved and textured ceiling, radiator, double door into:-

## Dining Room

Double glazed french doors to rear, storage cupboard, coved ceiling, laminate flooring, radiator, archway opening into :-

## Kitchen (20' 04" Max x 9' 02" Max) or (6.20m Max x 2.79m Max)

Double glazed obscure doors to front and rear and double glazed window to the rear. Fitted with a range of wall, drawer and base units with worktops over incorporating stainless steel sink and drainer, space for cooker, washing machine, tumble dryer and fridge freezer, fully tiled walls, tiled flooring, spotlights to ceiling, radiator.

## First Floor Landing

Airing cupboard housing gas central heating boiler and shelving, access to loft, laminate flooring.

## Bedroom 1 (13' 06" Max x 10' 09" Max) or (4.11m Max x 3.28m Max)

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

## Bedroom 2 (14' 07" Max x 8' 11" Max) or (4.45m Max x 2.72m Max)

Double glazed window to the rear, coved ceiling, laminate flooring, radiator.

## Bedroom 3 (10' 08" Max x 7' 09" Max) or (3.25m Max x 2.36m Max)

Storage cupboard with electric point, built in cabin bed and laminate floor. Coved ceiling, radiator and double glazed window to the front.

## Bathroom

Double glazed obscure window to the rear, fitted with jacuzzi bath with overhead shower, wash hand basin set in vanity unit, low level WC, fully tiled walls, tiled flooring, coved ceiling, heated towel rail.

## EXTERNALLY

Driveway to the front via double gates (the kerb has not been dropped and you would need permission from local authority to do this). Good size enclosed rear garden laid to patio and bordered by various trees, plants and shrubs, outbuilding with lights and electric.

## Broadband and Mobile phone

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

## Services

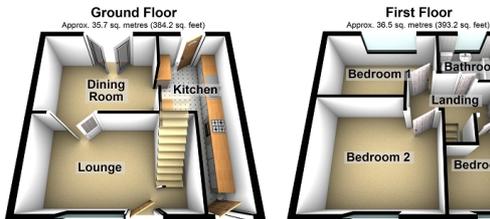
Mains water, mains electricity, mains drainage, mains gas

## Tenure

Freehold

## Council Tax

B



Total area: approx. 72.2 sq. metres (777.4 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 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](mailto:surveys@ctf-uk.com).