



## Moorland Road offers in the region of £375,000

- No On-Going Chain!
- Sought after location
- Four Double Bedrooms
- Off Road Parking
- Excellent Family Home
- EPC Rating: C



 4  2  2



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## About the property

Situated on the desirable Moorland Road in Port Talbot, this generously sized four bedroom detached property offers an excellent family home with the added benefit of off road parking to the rear and no on-going chain. Conveniently located to well renowned local schools, public transport routes and Port Talbot Town Centre! Boasting less than a 10 minute walk to Aberavon Sea Front and excellent links to the M4 corridor. The home is approached via a lawned garden with a paved path to the entrance porch. Internally, the home comprises of an entrance hallway, with stairs to the first floor, a ground floor w.c, two well maintained receptions rooms and a kitchen diner with patio doors to the garden. To the first floor, the property further benefits four double bedrooms along with a family bathroom, making it an ideal purchase for buyers looking to create their ideal family home. To the rear the home further benefits a patio area and lawned enclosed garden with rear gated access for parking. Internal Viewings are highly recommended to truly appreciate this home!

## Accommodation

### Lounge

10' 8" max x 10' 9" max ( 3.25m max x 3.28m max )

### Reception Room

10' 10" x 17' 9" ( 3.30m x 5.41m )

### Kitchen

10' 3" max x 24' 8" max ( 3.12m max x 7.52m max )

### Bedroom 1

11' 1" max x 17' 10" max ( 3.38m max x 5.44m max )



### Bedroom 2

19' 6" max x 14' 1" max ( 5.94m max x 4.29m max )

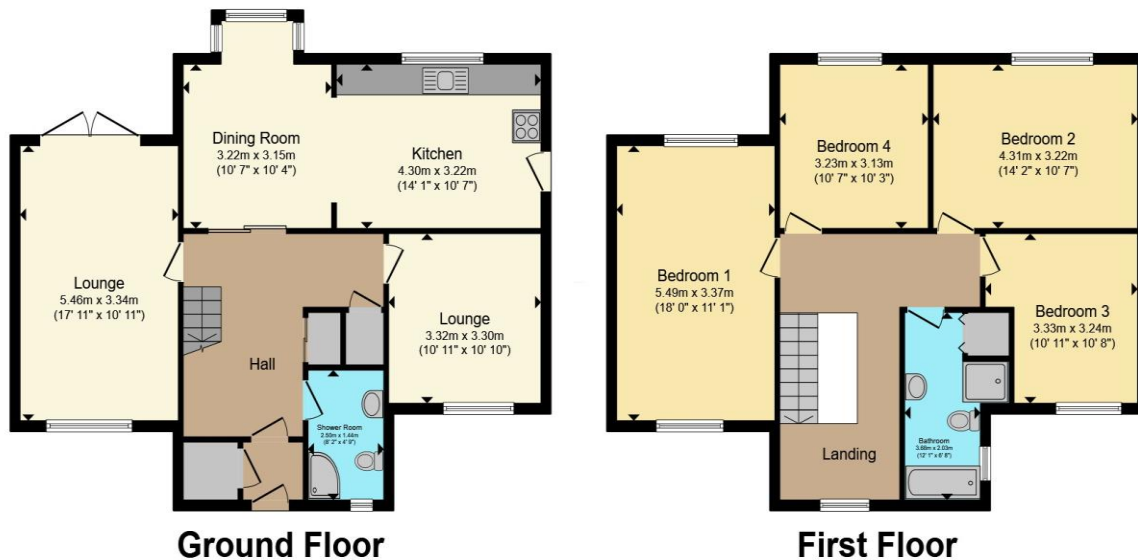
### Bedroom 3

10' 6" max x 10' 3" max ( 3.20m max x 3.12m max )

### Bedroom 4

10' 9" x 10' 6" ( 3.28m x 3.20m )

## Floorplan



Total floor area 154.7 m<sup>2</sup> (1,665 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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