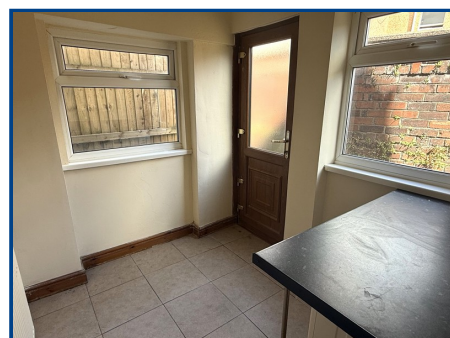
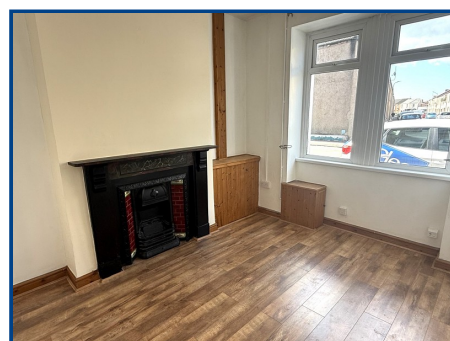
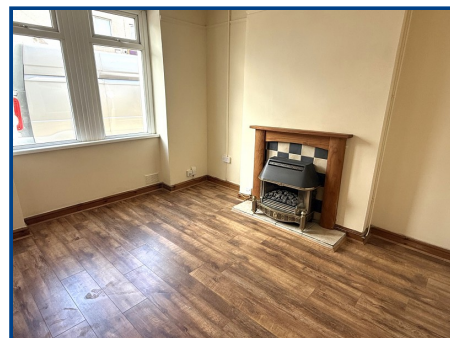


**Corporation Road
Port Talbot
Neath Port Talbot.**

Price **£120,000**



- MID TERRACE PROPERTY
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- KITCHEN & UTILITY ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- NO CHAIN



General Description

Well presented three bedroom mid terrace property with two reception rooms, kitchen, utility and bathroom/W.C. The property is situated close to the Port Talbot Town Centre with its many restaurants, bars and shops. The Aberavon Beach is a short drive away with ice cream parlours, children's play areas, a Cinema and a Leisure Centre. Also in the vicinity is Margam Country Park with its historic Castle, walking and biking trails. Council Tax Band B. Viewing is recommended.

EPC Rating: D68

Corporation Road, Port Talbot, Neath Port Talbot.

Property Description

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Porch

Via entrance door with tiled flooring and door into:

Hall

Stairs to the first floor, understairs storage cupboard and radiator.

Lounge (9' 09" x 9' 03") or (2.97m x 2.82m)

Feature fireplace incorporating gas fire, laminate floor, picture rail and radiator. Double glazed window to the front.

Dining Room (10' 06" x 9' 07") or (3.20m x 2.92m)

Feature fireplace, laminate flooring, radiator and double glazed window to the front.

Kitchen (9' 06" x 9' 04") or (2.90m x 2.84m)

Fitted with a range of wall, drawer and base units with worktops over incorporating one and half bowl sink and drainer, electric oven and four ring gas hob. Part tiled walls, tiled flooring, radiator and door into storage cupboard with double glazed window to the rear and gas central heating boiler. Double glazed window to the rear.

Utility Room (7' 02" x 6' 02") or (2.18m x 1.88m)

Plumbing for washing machine, tiled floor, radiator and double glazed windows to the front and side.

First Floor Landing

Double glazed window to the rear.

Bedroom 1 (16' 04" Max x 11' 04" Max) or (4.98m Max x 3.45m Max)

Ornate fireplace, textured ceiling, radiator and two double glazed windows to the front.

Bedroom 2 (10' 08" x 9' 04") or (3.25m x 2.84m)

Ornate fireplace, laminate floor, radiator and double glazed window to the front.

Bedroom 3 (10' 0" x 9' 07") or (3.05m x 2.92m)

Laminate floor, access to loft, radiator and double glazed window to the rear.

Bathroom/W.C. (6' 09" x 5' 08") or (2.06m x 1.73m)

Comprising panelled bath, pedestal wash hand basin and W.C. Part tiled walls, vinyl flooring, radiator and double glazed obscure window to the rear.

Outside

Rear yard with storage shed, W.C. and pedestrian gate to the rear lane.

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. 91.3 sq. metres (982.9 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.