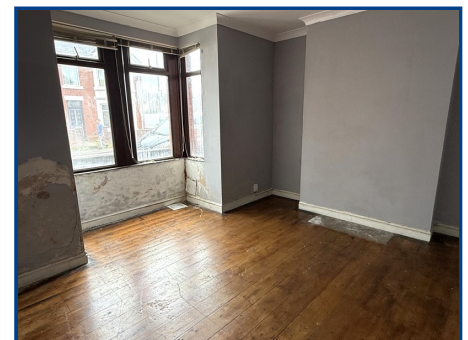


**St
Pauls Road
Port Talbot
Neath Port Talbot.**

Price **£175,000**



- MID TERRACE HOUSE
- SPACIOUS ACCOMMODATION
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- TWO BATHROOMS
- ENCLOSED GARDEN
- GARAGE



General Description

Three bedroom mid terrace property situated in this very popular location close to all local amenities and schools, the Port Talbot Town Centre, Aberavon Beach and with easy access to the M4 Motorway. Viewing is recommended. Council Tax Band B.

St. Pauls Road, Port Talbot, Neath Port Talbot.

Property Description

An opportunity to purchase this deceptively spacious mid terrace house with the accommodation comprising of entrance hallway, sitting room, lounge/dining room, kitchen, utility room and shower room to the ground floor and three bedrooms and family bathroom to the first floor. The property benefits from double glazing, gas central heating, enclosed garden and garage with access from rear lane. NO CHAIN.

Entrance

Via double glazed entrance door into:-

Hallway

Staircase to first floor, under stairs storage cupboard, wooden flooring, coved ceiling, radiator.

Sitting Room (13' 04" Max x 13' 0" Max) or (4.06m Max x 3.96m Max)

Double glazed box bay window to the front, two recess alcoves wooden flooring, coved ceiling, radiator.

Lounge/ dining room (19' 02" Max x 11' 07" Max) or (5.84m Max x 3.53m Max)

Two recess alcoves, wooden flooring, coved ceiling with spotlights, radiator, open to:-

Kitchen (14' 03" x 12' 03") or (4.34m x 3.73m)

Double glazed bi-folding doors to rear, fitted with a range of wall drawer and base units with worktops over incorporating stainless steel sink, eye level electric oven and grill, and five ring gas hob with extractor chimney over, integrated dishwasher, tiled flooring two velux windows and spotlights to ceiling, door into:-

Utility Room

Plumbing for washing machine, double glazed door to rear, tiled flooring door into:-

Shower Room (8' 03" x 4' 07") or (2.51m x 1.40m)

Walk in shower with glass side screen, wash hand basin set in vanity units and low level WC, part tiled walls, tiled flooring, velux window and spotlights to ceiling.

First Floor Landing

Access to loft space.

Bedroom 1 (14' 06" Max x 10' 04" Max) or (4.42m Max x 3.15m Max)

Double glazed box bay window to the front, two fitted wardrobes, coved ceiling, radiator.

Bedroom 2 (13' 01" Max x 11' 0" Max) or (3.99m Max x 3.35m Max)

Double glazed window to the rear, fitted wardrobes across one wall with sliding doors incorporating hanging space and shelving, laminate flooring, coved ceiling, radiator.

Bedroom 3 (8' 06" x 7' 0") or (2.59m x 2.13m)

Double glazed window to the front, fitted wardrobe, coved ceiling, radiator.

Bathroom

Double glazed window to the rear, fitted with panelled bath with overhead shower, pedestal wash hand basin and low level WC, fully tiled walls, tiled flooring, radiator.

EXTERNALLY

Front forecourt, enclosed rear garden laid to patio, gravel and lawned area pedestrian door into:

Garage

with doors opening into 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

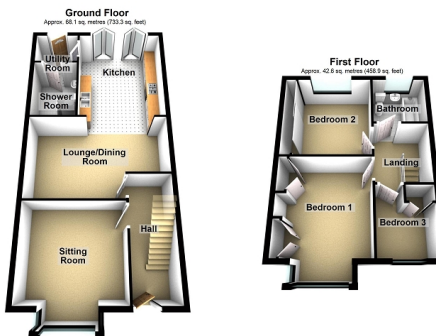
Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

Not Specified



Total area: approx. 110.8 sq. metres (1192.2 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.