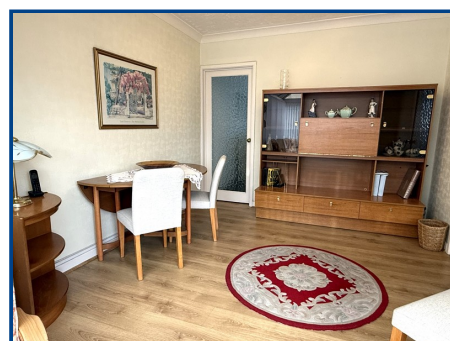


**College Green
Port Talbot
Neath Port Talbot.**

Price £185,000



- SEMI DETACHED PROPERTY
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- CONSERVATORY
- GARDENS & GARAGE
- VIEWING IS RECOMMENDED



General Description

Well presented three bedroom semi detached property situated in the popular area of Margam close to local shops and with good access to the M4 Motorway. There is a bus service into the Port Talbot Town Centre with its many shops, bars and restaurants and the Aberavon Beach is also a short drive away where there is a Leisure Centre and a Cinema. Viewing is recommended. No Chain. Council Tax Band C

College Green, Port Talbot, Neath Port Talbot.

Property Description

We have pleasure in offering for sale this semi detached house situated in the popular area of Margam. The accommodation comprises of entrance hallway, lounge, dining room, kitchen and conservatory to the ground floor and three bedrooms and bathroom to the first floor. The property benefits from gas central heating, double glazing, enclosed gardens and garage.

Entrance

Via double glazed obscure door into:

Hallway

Stair case to first floor, coved and textured ceiling, radiator, door into:-

Lounge (12' 08" x 12' 07") or (3.86m x 3.84m)

Double glazed window to the front, feature fireplace incorporating living flame gas fire, coved and textured ceiling, radiator, door into:-

Dining Room (10' 0" x 9' 09") or (3.05m x 2.97m)

Laminate flooring, coved and textured ceiling, radiator, opening into:-

Conservatory (10' 04" x 9' 09") or (3.15m x 2.97m)

of dwarf brick construction with double glazed windows, french doors and polycarb roof, fan light to ceiling, tiled flooring.

Kitchen (10' 0" x 8' 07") or (3.05m x 2.62m)

Double glazed window to the rear, fitted with a range of wall, drawer and base units with worktops over incorporating one and a half bowl sink and drainer, space for cooker and plumbing for washing machine, breakfast bar, under stairs storage cupboard, fully tiled walls, tiled flooring, coved and textured ceiling, radiator, double glazed obscure door to side.

First Floor Landing

Double glazed window to the side, access to loft incorporating boiler, airing cupboard housing shelving and radiator, coved and textured ceiling.

Bedroom 1 (12' 06" x 10' 0") or (3.81m x 3.05m)

Double glazed obscure window to the rear, fitted with a range of wardrobes across one wall, coved and textured ceiling, radiator.

Bedroom 2 (10' 09" x 9' 03") or (3.28m x 2.82m)

Double glazed window to the front, fitted with two double wardrobes and over bed storage, coved ceiling, radiator.

Bedroom 3 (9' 05" x 8' 02") or (2.87m x 2.49m)

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

Bathroom (6' 07" x 6' 0") or (2.01m x 1.83m)

Double glazed obscure window to the side, fitted with double shower enclosure, wash hand basin and low level WC. tiled walls, vinyl flooring, radiator.

EXTERNALLY

Front garden laid to lawn with driveway to side leading to Garage, pedestrian gated access leading to enclosed good size rear garden, laid mainly to lawn and bordered by various plants and shrubs, patio area, garden shed with electrics.

Garage

With up and over door, working lights and electrics, pedestrian door into garden.

Broadband and Mobile phone

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

Services

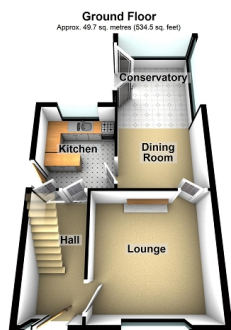
Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

C



Total area: approx. 89.7 sq. metres (965.2 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 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.