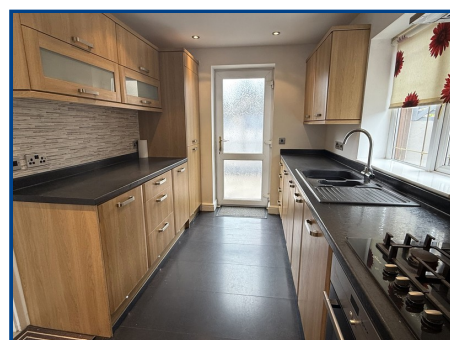
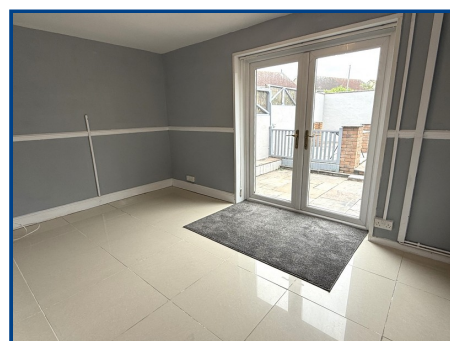


**Pier Way
Port Talbot
Neath Port Talbot.**

Price **£165,000**



- SEMI DETACHED HOUSE
- WELL PRESENTED
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- ENCLOSED GARDEN
- DRIVEWAY
- NO CHAIN



General Description

Offered for sale is this three bedroom semi detached property situated close to the Aberavon Beach front with its various children's activities, a Leisure Centre and a Cinema. The Port Talbot Town Centre is a short drive away with many shops, bars and eateries. Council Tax Band B.

Pier Way, Port Talbot, Neath Port Talbot.

Property Description

Three bedroom well presented semi detached property with the accommodation comprising of lounge, dining room, kitchen and utility room to the ground floor and three bedrooms and bathroom/W.C. to the first floor. The property benefits from having gas central heating, double glazing, driveway to the front and garden to the rear. Viewing recommended. No chain.

Entrance

Via double glazed door into:-

Lounge (14' 02" Max x 10' 05" Max) or (4.32m Max x 3.18m Max)

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

Dining Room (13' 04" Max x 10' 03" Max) or (4.06m Max x 3.12m Max)

Double glazed french doors to rear, tiled flooring, radiator, door into:-

Kitchen (14' 0" Max x 7' 08" Min) or (4.27m Max x 2.34m Min)

Double glazed window to the side, double glazed door to rear, fitted with a range of wall, drawer and base units with worktops over incorporating one and a half bowl sink and drainer, electric oven with four ring gas hob with extractor chimney over, integrated fridge freezer and integrated dishwasher, spotlights to ceiling, tiled flooring, under stairs storage cupboard, door into:-

Utility Room

Two double glazed obscure windows to the side, plumbing for washing machine, space for tumble dryer, fully tiled walls, tiled flooring, heated towel rail.

First Floor Landing

Access to loft, storage cupboard housing gas central heating boiler and shelving.

Bedroom 1 (13' 02" Max x 9' 0" Max) or (4.01m Max x 2.74m Max)

Double glazed window to the front, fitted wardrobes with mirror fronted sliding doors housing hanging space and shelving, storage cupboard laminated flooring, textured ceiling, radiator.

Bedroom 2 (12' 06" x 8' 08") or (3.81m x 2.64m)

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

Bedroom 3 (8' 06" x 8' 0") or (2.59m x 2.44m)

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

Bathroom

Double glazed obscure window to the front, fitted with panelled bath with overhead shower, wash hand basin and low level WC, fully tiled walls, tiled flooring, heated towel rail.

EXTERNALLY

Driveway to the front of the property, pedestrian gated access to the side leading to enclosed garden laid to patio, storage shed.

Broadband and Mobile phone

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

Services

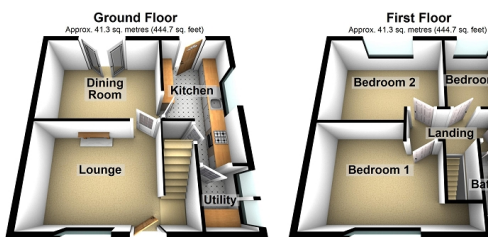
Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

B



Total area: approx. 82.6 sq. metres (889.5 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.