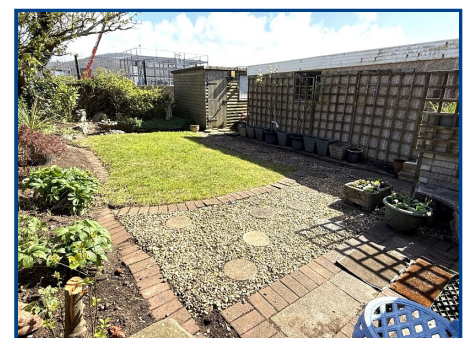


**Tir Morfa Road  
Port Talbot  
Neath Port Talbot.**

Price **£165,000**



- SEMI DETACHED PROPERTY
- THREE BEDROOMS
- LOUNGE/DINING ROOM
- CONSERVATORY
- GARDENS & GARAGE
- NEEDS SOME UPDATING
- NO CHAIN

## General Description

Offered for sale is this three bedroom semi detached property in need of some updating, it is 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.

# Tir Morfa Road, Port Talbot, Neath Port Talbot.

## Property Description

Three bedroom semi detached property with the accommodation comprising of porch, hallway, lounge/dining room, conservatory, kitchen and utility room/W.C. 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, gardens to the front and rear together with garage.

## Porch

Wall light, tiled flooring and door into:

## Hall

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

## Lounge/Dining Room (20' 03" Max x 14' 02" Max) or (6.17m Max x 4.32m Max)

Feature fireplace with gas fire, radiator, coved and textured ceiling. Double glazed bay window to the front and sliding patio door to the rear.

## Conservatory (8' 07" x 8' 0") or (2.62m x 2.44m)

Of dwarf brick wall construction with double glazed windows to the side and rear. Polycarb roof, tiled flooring and double glazed French doors to the rear.

## Kitchen (10' 02" x 6' 09" ) or (3.10m x 2.06m)

Fitted with a range of wall and base units with complimentary work surfaces over incorporating one and half bowl sink and drainer. Space for cooker, part tiled walls, vinyl flooring and double glazed windows to the side and rear.

## Rear Hall

Tiled flooring, double glazed door to the rear and door into:

## Utility / W.C

Comprising wash hand basin and W.C. Plumbing for washing machine, part tiled walls, tiled flooring and double glazed window to the side.

## First Floor Landing

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

## Bedroom 1 (13' 01" x 9' 09") or (3.99m x 2.97m)

Fitted wardrobes across one wall, storage cupboard, coved ceiling and laminate floor. Radiator and two double glazed windows to the front.

## Bedroom 2 (12' 01" Max x 10' 07" Max) or (3.68m Max x 3.23m Max)

Fitted wardrobes across one wall, coved ceiling, laminate floor and radiator. Double glazed window to the rear.

## Bedroom 3 (9' 0" x 7' 03" ) or (2.74m x 2.21m)

Coved ceiling, laminate floor, radiator and double glazed window to the rear.

## Bathroom/W.C. (9' 05" x 4' 05" ) or (2.87m x 1.35m)

Comprising panelled bath with overhead shower, wash hand basin and W.C. Part tiled walls, coved ceiling, laminate floor and heated towel rail. Double glazed obscure window to the front.

## Outside

Driveway to the front with patio garden bordered by a range of trees, plants and shrubs. Pedestrian gated access to the side leading to an enclosed rear garden laid mainly to lawn, brick pavia and gravel. Bordered by a range of mature trees, plants and shrubs. Garden shed. Garage with up and over door, working lights and electrics.

## Broadband and Mobile phone

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

## Services

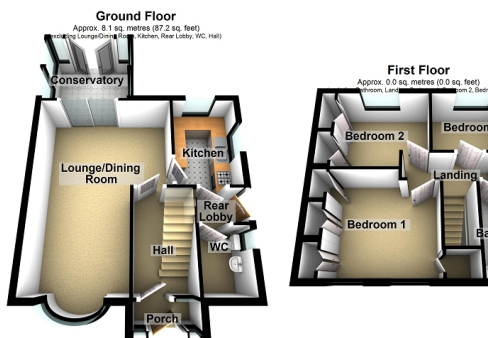
Mains electricity, mains water, mains gas, mains drainage

## Tenure

Freehold

## Council Tax

B



Total area: approx. 8.1 sq. metres (87.2 sq. feet)



## Important notice

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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](mailto:surveys@ctf-uk.com).

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