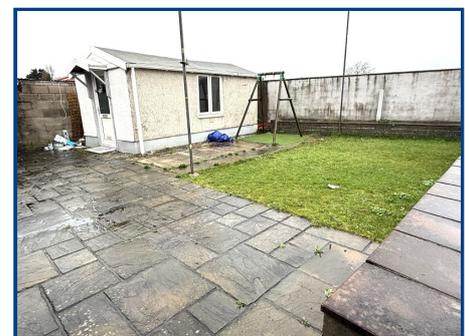


**Farm Drive  
Port Talbot  
Neath Port Talbot.**

Price **£180,000**



- SEMI DETACHED HOUSE
- THREE BEDROOMS
- GROUND FLOOR SHOWER ROOM
- FAMILY BATHROOM
- ENCLOSED GARDEN
- OUTBUILDING
- PARKING
- NO CHAIN



**General Description**

We are pleased to offer for sale this three bedroom semi detached property situated close to the Aberavon Beach front with its many eateries, children's play areas, a Leisure Complex and a Cinema. The Port Talbot Town Centre is a short drive away with its many amenities, the Port Talbot Transport Hub and has good access to the M4 Motorway. Viewing is recommended. Council Tax Band B.

**EPC Rating: C75**

# Farm Drive, Port Talbot, Neath Port Talbot.

## Property Description

Well presented semi detached house situated in this very sought after area with the accommodation comprising of entrance hallway, shower room, lounge/dining room and kitchen to the ground floor and three bedrooms and bathroom to the first floor. The property benefits from gas central heating and double glazing. Externally there is a driveway to the front and an enclosed garden to the rear, outbuilding. NO CHAIN.

## Entrance

Via double glazed door into:-

## Hallway

Staircase to first floor, understairs storage cupboard, tiled flooring, door into:

## Shower Room

Double glazed obscure window to side, fitted with shower, wash hand basin and low level WC.

## Lounge/Dining Room (24' 06" x 10' 03") or (7.47m x 3.12m)

Two double glazed windows to the front, two recess alcoves, laminate flooring, spotlighting to ceiling, two radiators.

## Kitchen (10' 07" x 6' 08") or (3.23m x 2.03m)

Double glazed door to rear, double glazed window to rear, fitted with a range of wall, drawer and base units with worktops over incorporating sink and drainer, gas hob with extractor fan over, space for fridge freezer, tiled flooring, part tiled walls, radiator.

## First Floor Landing

Double glazed window to the rear, access to the loft.

## Bedroom 1 (13' 02" x 10' 07") or (4.01m x 3.23m)

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

## Bedroom 2 (11' 04" x 10' 08") or (3.45m x 3.25m)

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

## Bedroom 3 (10' 0" Max x 6' 09" Max) or (3.05m Max x 2.06m Max)

Double glazed window to the rear, laminate flooring, fitted wardrobes with sliding doors.

## Bathroom

Double glazed obscure window to the rear, fitted with panelled bath, wash hand basin and WC. set in vanity unit, airing cupboard housing gas central heating boiler, extractor fan, radiator.

## EXTERNALLY

Driveway to the front, pedestrian gated access leading to a good size enclosed rear garden laid mainly to lawn and patio area.

## Outbuilding (16' 0" x 7' 08" ) or (4.88m x 2.34m)

Double glazed entrance door, double glazed window to the side, storage cupboard, laminate flooring,

## Broadband and Mobile phone

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

## Note.

**Please note we have been informed by the vendor that the property is of Non Traditional Construction.**

## Services

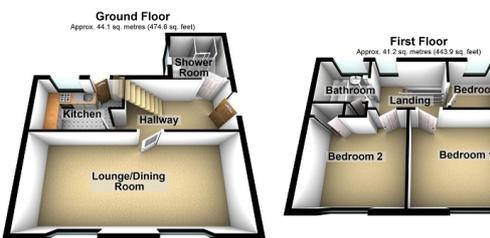
Mains electricity, mains water, mains gas, mains drainage

## Tenure

Freehold

## Council Tax

B



Total area: approx. 85.3 sq. metres (918.6 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](mailto:surveys@ctf-uk.com).