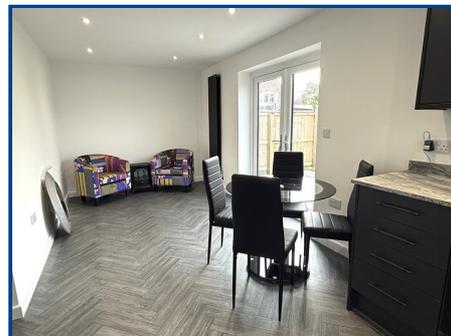
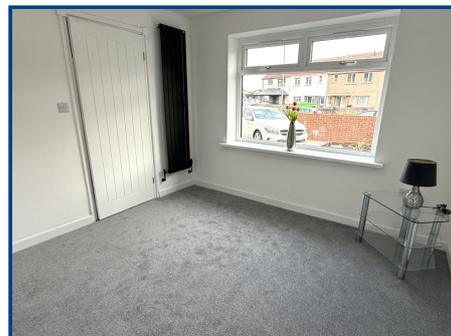


**Southdown View  
Port Talbot  
Neath Port Talbot.**

Price **£199,995**



- SEMI DETACHED HOUSE
- COMPLETELY REFURBISHED
- THREE BEDROOMS
- GROUND FLOOR CLOAKROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- ENCLOSED GARDEN AND OUTBUILDING
- DRIVEWAY WITH PARKING FOR THREE CARS
- VIEWING HIGHLY RECOMMENDED
- NO CHAIN



**General Description**

We are pleased to offer for sale this immaculately presented three bedroom semi detached property situated on a corner plot in this popular area close to the Aberavon Beach front with an array of cafes, ice cream parlour, a Leisure Complex and a Cinema, Port Talbot Town Centre with all its amenities is a short drive away with easy access to the M4 Motorway and local Schools, Margam Park is also a short drive away with its historic castle and walking trails. Council Tax Band B.

# Southdown View, Port Talbot, Neath Port Talbot.

## Property Description

An opportunity to purchase a completely renovated semi detached house with the accommodation comprising of entrance hallway, lounge, kitchen/dining room, utility room and WC to the ground floor and Three bedrooms and family bathroom to the first floor. The property benefits from gas central heating and double glazing. Externally there is a driveway to the front with parking for three cars and an enclosed rear garden with outbuilding. Viewing is highly recommended. NO CHAIN.

## Entrance

Via composite entrance door into:

## Hallway

Staircase to first floor, radiator.

## Lounge (10' 06" Max x 10' 02" Max) or (3.20m Max x 3.10m Max)

Double glazed window to the front, recess alcove, radiator.

## Kitchen/Dining Room (21' 03" Max x 10' 02" Max) or (6.48m Max x 3.10m Max)

Double glazed french doors to the rear, double glazed window to the side, fitted with a range of wall, drawer and base units with complimentary work surfaces over incorporating sink and drainer, electric oven and hob with extractor chimney over, radiator.

## Utility Room / Rear Lobby (7' 08" x 5' 08") or (2.34m x 1.73m)

Double glazed obscure door to side, double glazed obscure window to the side, plumbing for washing.

## W.C.

Double glazed obscure window to the side, fitted with WC and wash hand basin tiled to splash back.

## First Floor Landing

Access to loft.

## Bedroom 1 (13' 02" x 10' 08") or (4.01m x 3.25m)

Double glazed window to the front, storage cupboard, radiator.

## Bedroom 2 (12' 05" x 8' 06") or (3.78m x 2.59m)

Double glazed window to the rear, radiator.

## Bedroom 3 (8' 07" x 7' 09") or (2.62m x 2.36m)

Double glazed window to the rear, airing cupboard housing gas central heating boiler, radiator.

## Bathroom (11' 07" x 4' 07") or (3.53m x 1.40m)

Double glazed obscure window to the front, fitted with free standing bath, shower enclosure, wash hand basin and WC, heated towel rail.

## EXTERNALLY

Resin driveway to the front with parking for 3 cars, pedestrian gated access leading to enclosed rear garden laid mainly to lawn, patio area and good size outbuilding.

## Broadband and Mobile phone

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

## Note.

The property is of poured concrete construction.

## Services

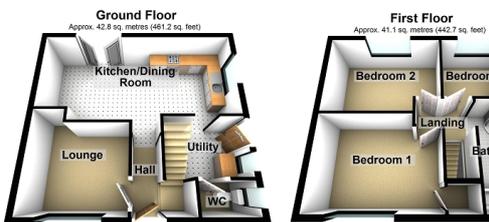
Mains electricity, mains water, mains gas, mains drainage

## Tenure

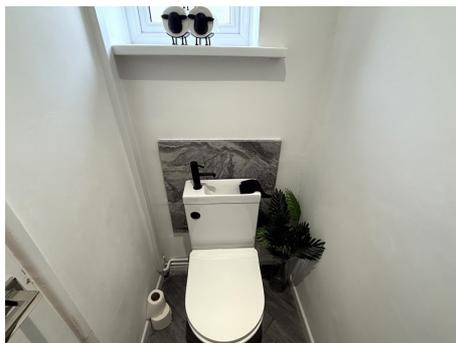
Freehold

## Council Tax

B



Total area: approx. 84.0 sq. metres (903.9 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](mailto: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.