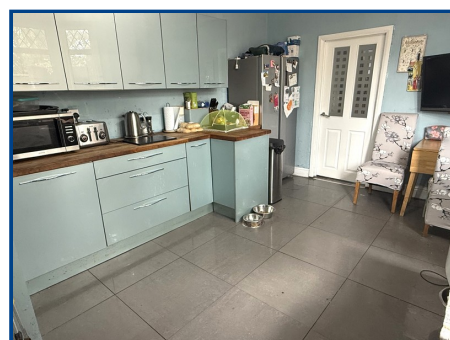
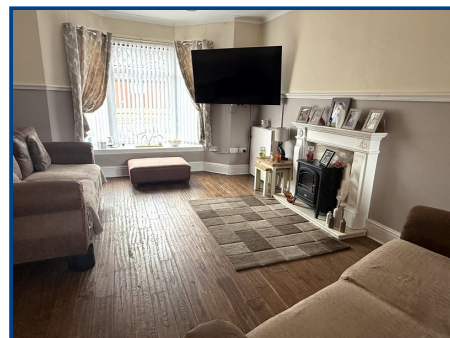


**Commercial Road
Port Talbot
Neath Port Talbot.**

Price £169,995



- END TERRACE PROPERTY
- THREE BEDROOMS
- ONE RECEPTION ROOM
- FITTED KITCHEN & UTILITY ROOM
- SHOWER ROOM & BATHROOM/W.C.
- GARDENS & GARAGE
- NO CHAIN



General Description

We are pleased to offer for sale this spacious three bedroom end terrace property with the accommodation comprising of entrance porch, hallway, lounge/dining room, fitted kitchen, utility and shower room to the ground floor and three bedrooms and bathroom to the first floor. The property is situated close to the Port Talbot Town Centre with its many bars, restaurants and shops. The Aberavon Beach is a short drive away as is the Margam Country Park with its historic Castle, biking and walking trails. Council Tax Band C.

Commercial Road, Port Talbot, Neath Port Talbot.

Property Description

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Porch

Via double glazed entrance door with vinyl flooring and door into:

Hall

Stairs to the first floor, understairs storage cupboard, vinyl flooring and radiator.

Lounge/Dining Room (21' 01" x 12' 04") or (6.43m x 3.76m)

Feature fireplace, dado rail, coved ceiling and wooden flooring. Two radiators, double glazed bay window to the front and double glazed French doors to the rear.

Kitchen (14' 0" x 9' 09") or (4.27m x 2.97m)

Fitted with a range of wall, drawer and base units with worktops over incorporating Belfast sink and double range oven. Tiled flooring, coved ceiling, double glazed bay window to the side and door into:

Utility Room

Plumbing for washing machine, tiled flooring, coved ceiling and access to roof space. Window to the rear, double glazed door to the side and door into:

Shower Room & WC

Comprising shower enclosure, pedestal wash hand basin and low level W.C. Tiled walls, tiled flooring, coved ceiling, radiator and obscure window to the rear.

First Floor Landing

Storage cupboard and access to loft.

Bedroom 1 (16' 03" x 9' 09") or (4.95m x 2.97m)

Coved and textured ceiling, radiator double glazed bay window to the front and further double glazed window to the front.

Bedroom 3 (9' 09" x 7' 0") or (2.97m x 2.13m)

Storage cupboard housing water tank and shelving. Radiator and double glazed window to the rear.

Bathroom/W.C.

Comprising bath with mixer tap and hose, pedestal wash hand basin and low level W.C. Respatex panelling to walls, vinyl flooring, radiator and double glazed obscure window to the side.

Outside

Front forecourt. Enclosed rear garden laid to patio and lawn, large fish pond and garden shed. Garage with working lights and electrics. Roller door to the rear lane.

Note.

There is an advertising board on the side of the property with an income of £648.00 PA paid quarterly at £162.00

Broadband and Mobile phone

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

Services

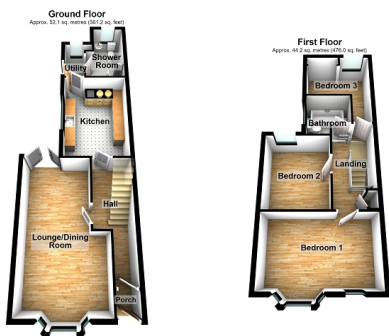
Mains electricity, mains water, mains drainage

Tenure

Freehold

Council Tax

C



Total area: approx. 96.4 sq. metres (1037.2 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 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.