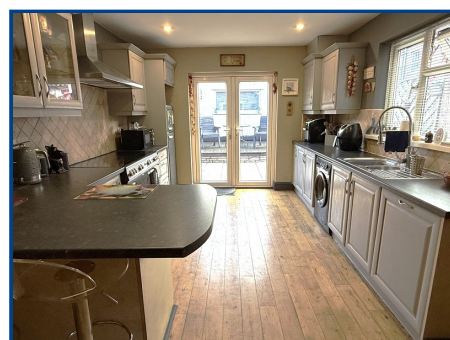
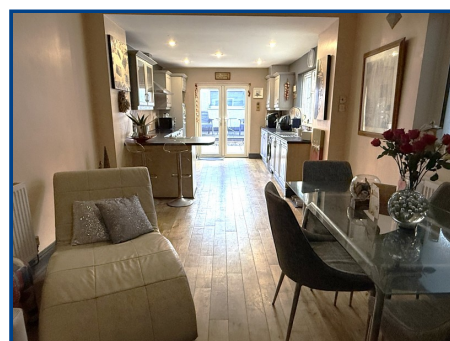


**Gower Street
Port Talbot
Neath Port Talbot.**

Offers Over £220,000



- SPACIOUS FAMILY HOME
- MID TERRACE HOUSE
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- REAR GARDENS & GARAGE
- SHOWER ROOM TO GROUND FLOOR
- BATHROOM TO FIRST FLOOR
- VIEWING HIGHLY RECOMMENDED



General Description

We are pleased to offer for sale this well presented three bedroom mid terrace property with the accommodation comprising of entrance porch, hallway, lounge, kitchen/dining room, second reception room (currently used as a bedroom) and shower room to the ground floor with three bedrooms and bathroom to the first floor. The property benefits from having gas central heating, double glazing, rear garden and garage. Viewing is recommended. Council Tax Band C.

EPC Rating: E44

Gower Street, Port Talbot, Neath Port Talbot.

Property Description

Offered for sale is this well presented three bedroom property situated close to the Port Talbot Town Centre with its many bars, restaurants and shops and with good access to the M4 Motorway. The Aberavon Beach is a short drive away with children's activities and play areas, a Cinema and a Leisure Centre. Viewing is recommended.

Porch

Via entrance door with vinyl flooring, coved ceiling and door into:

Hall

Stairs to the first floor, coved ceiling, vinyl flooring and radiator. Understairs storage cupboard.

Lounge (11' 11" Max x 11' 09") or (3.63m Max x 3.58m)
Feature fireplace, wooden flooring, coved ceiling and radiator. Double glazed bay window to the front.

Reception Room 2. (11' 0" x 9' 0") or (3.35m x 2.74m)
Currently used as a bedroom. Two storage cupboards, coved ceiling, vinyl flooring and radiator with ornate cover. Double doors into:

Shower Room (13' 10" x 5' 04") or (4.22m x 1.63m)
Comprising double shower, pedestal wash hand basin and low level W.C. Two skylights, vinyl flooring, heated towel rail and double glazed obscure window to the rear.

Kitchen/Dining Room (27' 07" x 10' 0") or (8.41m x 3.05m)

Fitted with a range of wall, drawer and base units with complementary work surfaces over incorporating one and half bowl sink and drainer. Range oven with stainless steel extractor chimney over, plumbing for washing machine and space for fridge freezer. Integrated dishwasher, part tiled walls, spotlights to ceiling, wooden flooring and internal picture window. Two radiators, gas central heating boiler and double glazed French doors to the rear.

First Floor Landing

Access to loft and storage cupboard housing shelving.

Bedroom 1 (15' 11" Max x 11' 06" Max) or (4.85m Max x 3.51m Max)

Fitted with a range of wardrobes, drawers and overbed storage. Radiator, coved ceiling, double glazed bay window to the front and further double glazed window to the front.

Bedroom 2 (11' 02" Max x 9' 09") or (3.40m Max x 2.97m)

Coved ceiling, radiator, double glazed window to rear.

Bedroom 3 (10' 0" x 7' 03") or (3.05m x 2.21m)

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

Bathroom/W.C. (6' 10" x 5' 01") or (2.08m x 1.55m)

Comprising P shaped panelled bath with overhead shower and side screen, pedestal wash hand basin and low level W.C. Tiled effect flooring, heated towel rail, coved ceiling and access to loft. Double glazed obscure window to the side.

Outside

Front forecourt laid to patio. Enclosed rear garden laid to patio and decked areas bordered by various trees and shrubs. Outside tap, covered walkway leading to rear pedestrian gate and door into garage with up and over door, double glazed window, 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

C



Total area: approx. 125.9 sq. metres (1334.0 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.