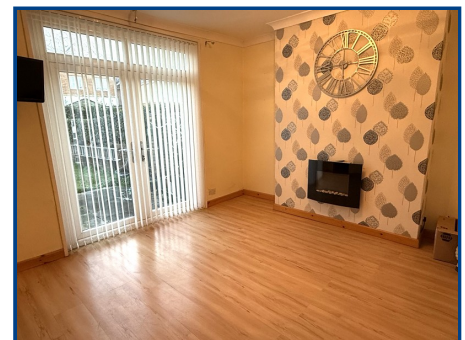


**Moorland Road  
Port Talbot  
Neath Port Talbot.**

Price **£175,000**



- SEMI DETACHED HOUSE
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- GOOD SIZE GARDEN
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- GOOD SIZE GARDEN
- PARKING FOR TWO CARS



**General Description**

We offer for sale this three bedroom semi detached house situated on a good size plot in a very popular location close to local amenities and schools, a short drive will take you to Aberavon beach front and the Port Talbot town centre. Council Tax Band B.

**EPC Rating: E52**

# Moorland Road, Port Talbot, Neath Port Talbot.

## Property Description

Semi Detached House with the accommodation comprising of lounge, inner hallway, 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 are good size gardens and driveway with parking for two cars. Viewing Recommended. NO CHAIN.

## Entrance

Via double glazed door into:-

## Lounge (18' 07" Max x 10' 07" Max) or (5.66m Max x 3.23m Max)

Double glazed bay window to the front, feature fireplace incorporating electric fire, two recess alcoves, staircase to first floor, under stairs storage cupboard, coved ceiling, radiator, door into:-

## Hall

Under stairs storage area, double glazed obscure window to the side, laminate flooring coved ceiling, radiator, door into:-

## Dining Room (11' 05" x 11' 04" ) or (3.48m x 3.45m)

Double glazed french doors to rear, two recess alcoves, laminate flooring, coved ceiling, radiator, open into:-

## Kitchen (14' 10" x 6' 0" ) or (4.52m x 1.83m)

Double glazed window to side, fitted with wall and base units with worktops over incorporating sink and drainer, space for cooker with extractor chimney over, plumbing and space for washing machine, space for fridge freezer, part tiled walls, tiled flooring, coved ceiling, radiator, double glazed door to side.

## First Floor Landing

Obscure double glazed window to side, coved ceiling.

## Bedroom 1 (11' 01" x 10' 10" ) or (3.38m x 3.30m)

Double glazed window to the front, two recess alcoves, coved ceiling, radiator.

## Bedroom 2 (11' 03" x 11' 01" ) or (3.43m x 3.38m)

Double glazed window to the rear, two recess alcoves, coved ceiling, radiator.

## Bedroom 3 (7' 02" x 5' 10" ) or (2.18m x 1.78m)

Double glazed window to the front, coved and textured ceiling, radiator.

## Bathroom (7' 08" x 6' 03" ) or (2.34m x 1.91m)

Double glazed obscure window to the rear, fitted with double shower enclosure with overhead shower unit, wash hand basin set in vanity unit and low level WC, vinyl flooring, access to loft and coving to ceiling, radiator.

## EXTERNALLY

Forecourt to front with gated driveway to side with parking for two cars, pedestrian gated access leading to rear garden laid mainly to lawn, patio area, two sheds and glasshouse.

## Services

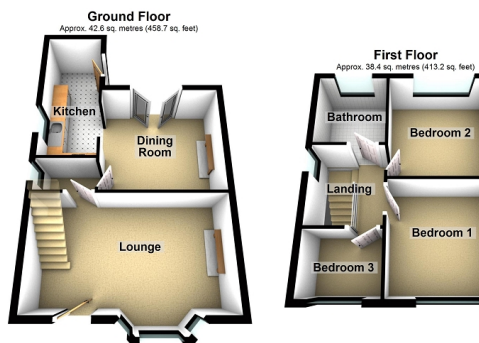
Mains electricity, mains water, mains gas, mains drainage

## Tenure

Freehold

## Council Tax

B



Total area: approx. 81.0 sq. metres (871.9 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.