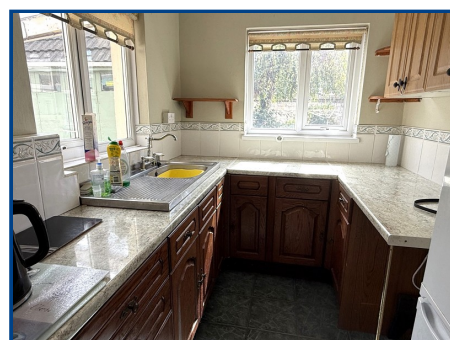
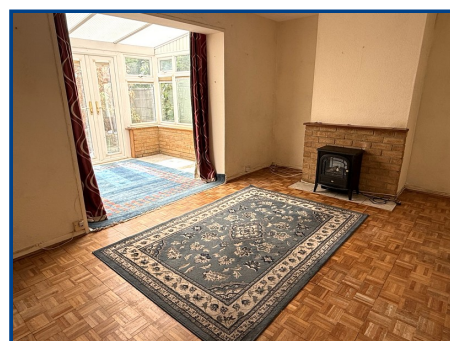


**Southville Road
Port Talbot
Neath Port Talbot.**

Price **£150,000**



- END TERRACE HOUSE
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- CONSERVATORY
- KITCHEN AND UTILITY
- FRONT AND REAR GARDENS
- CAR PORT AND GARAGE
- NO CHAIN



General Description

We are pleased to offer for sale this three bedroom end terrace property situated close to the Port Talbot Town Centre with all its amenities and with easy access to the M4 Motorway. The Aberavon Beach is a short drive away with its cafes, ice cream parlour, a Leisure Complex and a Cinema. The property is near local Schools and Margam Park is also a short drive away with its historic castle and walking trails. Council Tax Band B.

Southville Road, Port Talbot, Neath Port Talbot.

Property Description

The property does require upgrading but benefits from double glazing, gas central heating, conservatory, front and rear gardens and garage.

Viewing a must, Ideal first time buyer/Investor. NO CHAIN.

Entrance

Via double glazed door into:-

Hallway

Staircase to first floor, under stairs storage cupboard, parquet flooring, radiator.

Sitting Room (10' 05" x 9' 09") or (3.18m x 2.97m)

Double glazed window to the front, coved ceiling, parquet flooring, radiator.

Lounge (14' 0" Max x 10' 06" Max) or (4.27m Max x 3.20m Max)

Two recess alcoves, parquet flooring, radiator, opening into:-

Conservatory (10' 02" x 7' 02") or (3.10m x 2.18m)

of dwarf brick wall construction, with double glazed windows to sides and rear, double glazed french doors to rear and polycarb roof, tiled flooring.

Kitchen

Double glazed windows to the side and rear, fitted with wall, drawer and base units with worktops over incorporating stainless steel sink and drainer, storage cupboard housing gas central heating boiler, tiled flooring, part tiled wall, open to:-

Rear Entrance Lobby

Door to side, tiled flooring, radiator, open into:-

Utility Room

Double glazed window to the side, fitted with a range of wall units and work surfaces, plumbing for washing machine, space for tumble dryer and cooker, tiled flooring.

First Floor Landing

Airing cupboard housing shelving and radiator, storage cupboard, access to loft.

Bedroom 1 (12' 06" x 9' 05") or (3.81m x 2.87m)

Two double glazed windows to the front, storage cupboard, radiator.

Bedroom 2 (11' 05" x 7' 06") or (3.48m x 2.29m)

Double glazed window to the rear, fitted with wardrobes housing hanging space and shelving, radiator.

Bedroom 3 (8' 08" x 7' 05") or (2.64m x 2.26m)

Double glazed window to the rear, radiator.

Bathroom (9' 07" x 4' 03") or (2.92m x 1.30m)

Obscure double glazed window to the front, fitted with a P shaped bath with overhead shower, wash hand basin and low level WC, fully tiled walls, coved ceiling, radiator.

EXTERNALLY

Front garden laid to lawn with driveway to side (you would need relevant permission from the local authority to lower the kerb), double gates leading to car port and garage, pedestrian gated access to the side leading to the enclosed rear garden laid mainly to lawn bordered with a range of mature trees, plant and shrubs, patio area.

Garage

Pedestrian door and folding door access to the front of the garage.

Broadband and Mobile phone

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

Services

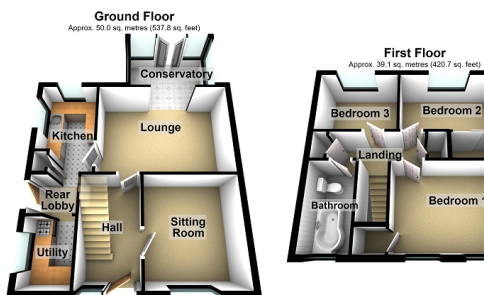
Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

B



Total area: approx. 89.0 sq. metres (958.5 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.