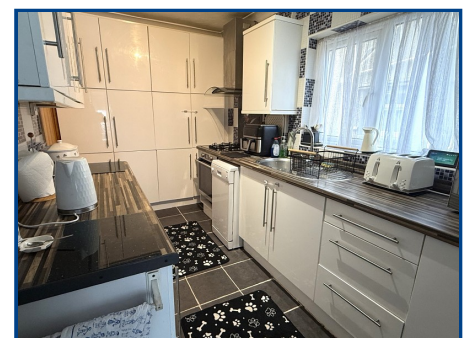
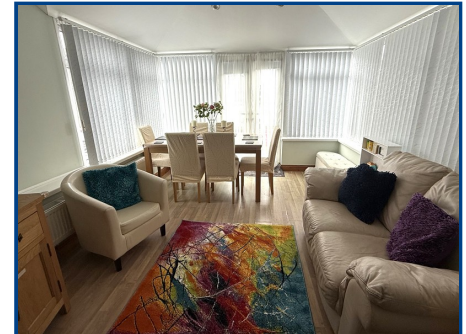
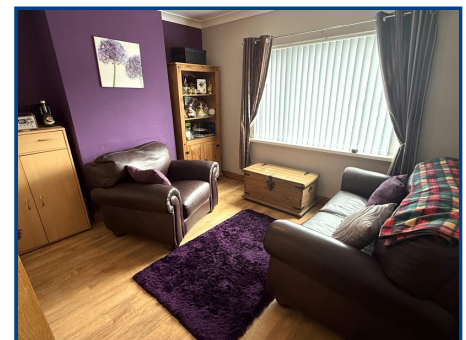


**Southdown View
Port Talbot
Neath Port Talbot.**

Price **£189,995**



- SEMI DETACHED PROPERTY
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- CONSERVATORY
- BATHROOM/W.C. & SEPARATE W.C.
- KITCHEN & UTILITY ROOM
- GARDENS & DRIVEWAY
- VIEWING IS RECOMMENDED



General Description

We are pleased to offer for sale this well presented three bedroom semi detached property situated in the popular area of Sandfields and close to local amenities with the Port Talbot Town Centre a short drive away with its many bars, shops and eateries. Margam Castle is a few miles away with its walking and biking trails and also close by is the Aberavon Beach which has a Cinema and a Leisure Centre. Council Tax Band B. Viewing is recommended.

Southdown View, Port Talbot, Neath Port Talbot.

Property Description

Offered for sale is this three bedroom semi detached property with the accommodation comprising of entrance hall, two reception rooms, conservatory, kitchen, utility room and W.C. to the ground floor with three bedrooms and bathroom to the first floor. The property benefits from having gas central heating, double glazing, driveway to the front and enclosed garden to the rear and outbuilding.

Hall

Via double glazed entrance door with stairs to the first floor, understairs storage cupboard, coved and textured ceiling. Tiled floor and radiator.

Lounge (11' 04" Max x 9' 08" Max) or (3.45m Max x 2.95m Max)

Two recess alcoves, laminate floor, coved and textured ceiling. Radiator and double glazed window to the front.

Sitting Room (14' 06" Max x 10' 03" Max) or (4.42m Max x 3.12m Max)

Two recess alcoves, laminate floor, coved ceiling and radiator. Feature wall mounted gas fire and double doors with side screens opening into:

Conservatory (13' 05" x 11' 02") or (4.09m x 3.40m)

Of dwarf brick wall construction with double glazed windows to the side and rear. Double glazed French doors to the rear. Pitched roof, spotlights to ceiling, laminate floor and radiator.

Kitchen (11' 06" x 6' 04") or (3.51m x 1.93m)

Fitted with a range of wall, drawer and base units with complimentary work surfaces over incorporating stainless steel sink and drainer. Electric oven, four ring gas hob and extractor chimney over. Plumbing for dishwasher, tiled flooring and walls. coved ceiling, heated towel rail and double glazed window to the side.

Utility Room (7' 09" x 6' 07") or (2.36m x 2.01m)

Space for fridge freezer, tiled flooring, plumbing for washing machine and double glazed French door and window to the rear.

W.C.

Comprising wash hand basin and W.C. Respatex panelling to walls, tiled flooring and double glazed obscure window to the side.

First Floor Landing

Storage cupboard, airing cupboard housing gas central heating boiler, coved and textured ceiling. Access to loft and double glazed window to the front.

Bedroom 1 (11' 07" x 10' 01") or (3.53m x 3.07m)

Fitted wardrobes across one wall, coved ceiling, laminate floor and radiator. Double glazed window to the front.

Bedroom 2 (12' 01" x 10' 09") or (3.68m x 3.28m)

Laminate floor, coved ceiling, radiator and double glazed window to the rear.

Bedroom 3 (10' 03" x 7' 03") or (3.12m x 2.21m)

Laminate floor, coved ceiling, radiator and double glazed window to the rear.

Bathroom/W.C.

Comprising panellled bath with overhead shower, wash hand basin set in a vanity unit and low level W.C. Tiled walls, coved ceiling, non slip flooring and heated towel rail. Double glazed obscure window to the side.

Outside

Enclosed gated driveway to the front with parking for three cars. Pedestrian gated access to the side leading to an enclosed rear garden laid to patio and gravel. Good size outbuilding with lights and electric.

Broadband and Mobile phone

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

Services

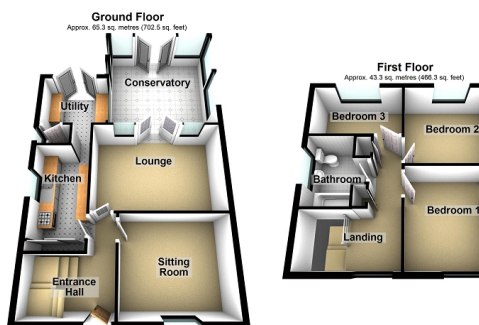
Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

B



Total area: approx. 108.6 sq. metres (1168.9 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.

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.