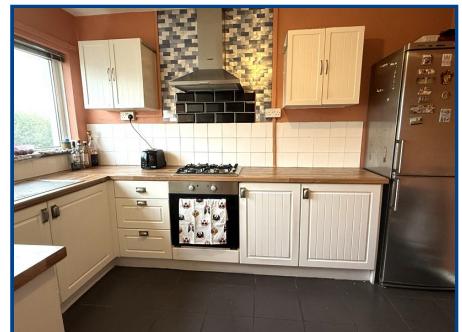
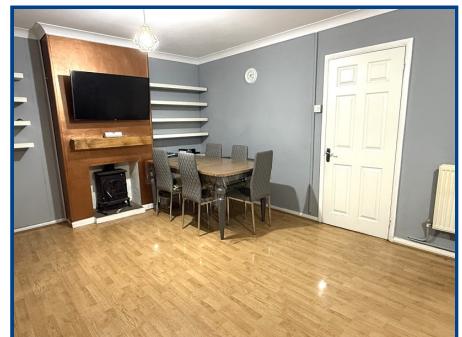


**Hogarth Place
Port Talbot
Neath Port Talbot.**

Price **£157,000**



- END TERRACE PROPERTY
- THREE BEDROOMS
- LOUNGE
- GROUND FLOOR W.C.
- FITTED KITCHEN & UTILITY
- FRONT & REAR GARDENS
- NO CHAIN



General Description

EPC Rating: D64

We are pleased to offer for sale this three bedroom end terrace property situated close to the Aberavon Beach front with its many eateries, children's play areas, a Leisure Complex and a Cinema. The Port Talbot Town Centre is a short drive away with its many amenities, the Port Talbot Transport Hub and has good access to the M4 Motorway. Viewing is recommended. Council Tax Band B.

Hogarth Place, Port Talbot, Neath Port Talbot.

Property Description

Offered for sale is this three bedroom end terrace property with the accommodation comprising of entrance porch, lounge, fitted kitchen and utility/W.C. to the ground floor with three bedrooms and bathroom/W.C. to the first floor. The property benefits from having gas central heating, double glazing and gardens to the front and rear.

Porch

Entered via double glazed front door, wood effect laminate flooring and door into:

Lounge (18' 10" x 12' 4") or (5.74m x 3.77m)

Wood effect laminate flooring, radiator, slate hearth and wooden mantle with cast iron wood burner. Double glazed French doors to the front.

Rear Hall

Textured ceiling, storage cupboard, tiled floor, stair case to the first floor, double glazed door to rear.

Kitchen (11' 7" x 8' 1") or (3.54m x 2.47m)

Fitted with a range of wall and base units with work tops over, stainless steel sink and drainer and built in stainless steel four ring gas hob with electric oven. Space for dishwasher, radiator, tiled splashback and tiled floor. Double glazed window to the rear.

Utility / Cloakroom

Fitted with shower enclosure, wall mounted wash hand basin and , W.C. textured ceiling, part tiled walls,non slip flooring and double glazed obscure window to the rear, plumbing for washing machine.

First Floor Landing

Built in storage cupboard.

Bedroom 1 (12' 2" x 8' 0") or (3.71m x 2.44m)

Radiator and double glazed window to the front.

Bedroom 2 (10' 11" x 9' 10") or (3.33m x 3.0m)

Built in storage cupboard, radiator and double glazed window to the front.

Bedroom 3 (9' 0" x 8' 0") or (2.74m x 2.43m)

Radiator and double glazed window to the rear.

Bathroom/W.C.

Fitted with panelled bath with overhead shower, vanity wash hand basin and W.C. Heated towel rail, vinyl flooring, built in storage cupboard housing the combination boiler and double glazed obscure window to the rear.

Outside

Front garden mainly laid to lawn, pedestrian access to the side leading to enclosed rear garden and patio, garden shed, pedestrian gated access to rear lane.

Broadband and Mobile phone

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

Services

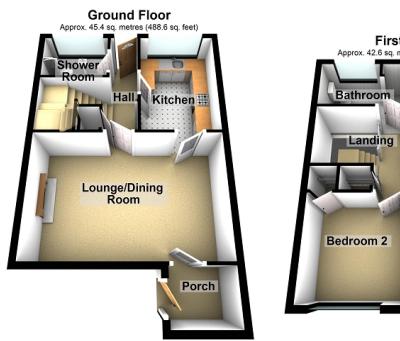
Mains electricity, mains water, mains gas, mains drainage

Tenure

Not Specified

Council Tax

B



Total area: approx. 87.9 sq. metres (946.6 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 14 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.