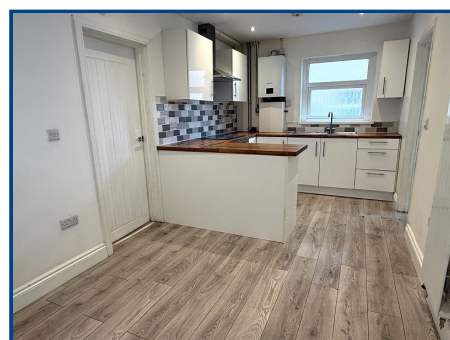
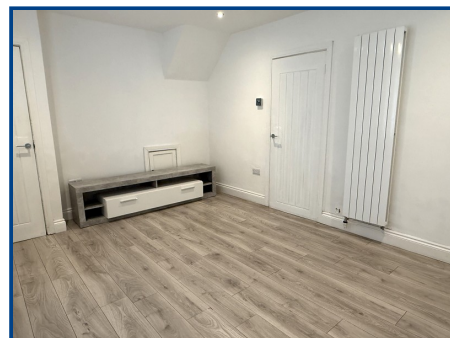


**Lansbury Avenue
Port Talbot
Neath Port Talbot.**

Price **£135,000**



- SEMI DETACHED HOUSE
- TWO BEDROOMS
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- ENCLOSED REAR GARDEN
- IDEAL FIRST TIME BUY
- NO CHAIN
- VIEWING RECOMMENDED



General Description

Semi Detached property situated in the popular area of Margam, located within easy access of local amenities, shops and schools. Good transport and road links are offered to Port Talbot town centre and M4 the motorway. Council Band Tax B.

EPC Rating: D61

Lansbury Avenue, Port Talbot, Neath Port Talbot.

Property Description

An opportunity to purchase this semi detached house situated in the Margam area of Port Talbot with the accommodation comprising of entrance hall, lounge, kitchen/dining room and utility room to the ground floor and two bedrooms and bathroom to the first floor. The property benefits from gas central heating and double glazing. Externally there is a front forecourt and good side rear garden. Viewing recommended.

Hall

Via double glazed entrance door with stairs to the first floor, laminate floor, radiator and door into:

Lounge (15' 06" Max x 10' 08" Max) or (4.72m Max x 3.25m Max)

Two recess alcoves, understairs storage cupboard and spotlights to ceiling, radiator, double glazed window to the front and door into:

Kitchen/Dining Room (16' 07" x 8' 01") or (5.05m x 2.46m)

Fitted with a range of wall, drawer and base units with worktops over incorporating stainless steel one and half bowl and sink and drainer, electric oven with four ring electric hob and stainless steel extractor chimney over. Wall mounted gas central heating boiler, spotlights to ceiling, laminate floor and radiator. Double glazed windows to the side and rear and door into:

Utility Room (6' 09" x 4' 01") or (2.06m x 1.24m)

Plumbing for washing machine, wall unit, laminate flooring, double glazed window and door to rear.

First Floor Landing

Double glazed obscure window to the side, spotlights to ceiling, good size walk in cupboard with radiator and access to the loft.

Bedroom 1 (15' 06" x 7' 09") or (4.72m x 2.36m)

Double glazed window to the front, spotlights to ceiling, radiator, storage cupboard with double glazed obscure window to the front.

Bedroom 2 (9' 04" x 8' 02") or (2.84m x 2.49m)

Double glazed window to the rear, radiator.

Bathroom (8' 07" x 7' 0") or (2.62m x 2.13m)

Double glazed obscure window to the rear, fitted with P shaped bath with overhead shower and side screen, pedestal wash hand basin and low level WC, laminate flooring, spotlights to ceiling, heated towel rail.

EXTERNALLY

Tiered forecourt to front, gated access to the side leading to enclosed rear garden laid mainly to lawn, patio area.

Services

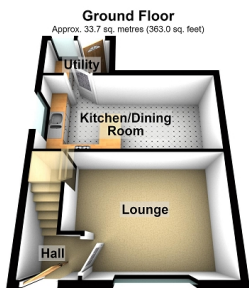
Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

B



Total area: approx. 64.6 sq. metres (695.4 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.