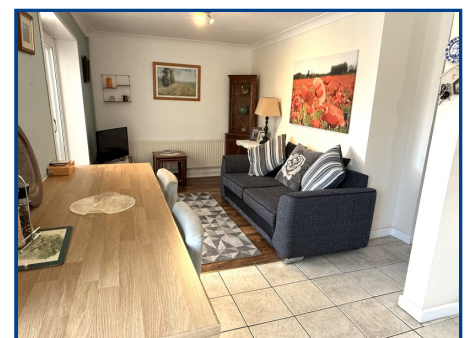


**Gordon Road  
Port Talbot  
Neath Port Talbot.**

Price **£164,995**



- MID TERRACE PROPERTY
- THREE BEDROOMS
- LOUNGE
- KITCHEN/DINER & UTILITY ROOM
- CONSERVATORY
- GARDEN & OFF ROAD PARKING
- VIEWING IS RECOMMENDED



**General Description**

We are pleased to offer for sale this well presented three bedroom mid 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.

**EPC Rating: C73**

# Gordon Road, Port Talbot, Neath Port Talbot.

## Property Description

Offered for sale is this deceptively spacious mid terrace property with the accommodation comprising of entrance hall, lounge, kitchen/dining room, conservatory and utility to the ground floor and three bedrooms and bathroom/W.C. to the first floor. The property benefits from having enclosed rear garden to the rear and off road parking to the front. Viewing is recommended.

## Hall

Laminate floor, stairs to the first floor, radiator and coved ceiling.

## Lounge (12' 07" x 12' 02") or (3.84m x 3.71m)

Double glazed window to the front, feature fireplace, laminate flooring, coved ceiling, radiator.

## Kitchen/Dining Room (25' 05" x 12' 04") or (7.75m x 3.76m)

Double glazed patio doors leading into conservatory, double glazed door to rear, fitted with a range of wall and base units with worktops over incorporating stainless steel sink unit and cooker, tiled flooring to the kitchen area, laminate flooring to dining area, coved ceiling, breakfast bar, radiator.

## Utility Room

Double glazed door to the front, plumbing for washing machine and space for tumble dryer, wall units, tiled flooring.

## Conservatory (15' 02" x 13' 01") or (4.62m x 3.99m)

Double glazed french doors to the rear, laminate flooring, spot lights to ceiling, radiator.

## First Floor Landing

Access to loft, storage cupboard, coved ceiling.

## Bedroom 1 (15' 08" x 12' 08") or (4.78m x 3.86m)

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

## Bedroom 2 (16' 04" x 10' 06") or (4.98m x 3.20m)

Double glazed window to the rear, coved ceiling, radiator.

## Bedroom 3 (12' 07" x 9' 05") or (3.84m x 2.87m)

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

## Bathroom/W.C.

Obscure double glazed window to the rear, fitted with P shaped bath with shower over, vanity wash hand basin and low level W.C. tiled walls and flooring, heated towel rail.

## Outside

Off road parking to the front for two cars. Good size enclosed rear garden with paved patio area, lawned area and ornamental gravel area. Mature trees and shrubs, storage shed.

## Broadband and Mobile phone

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

## Services

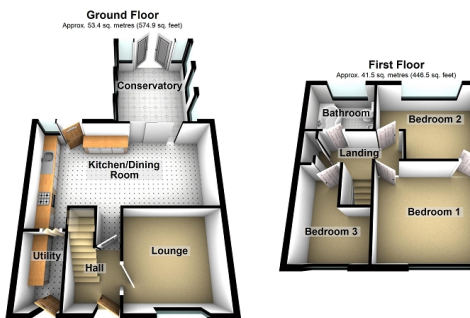
Mains electricity, mains water, mains gas, mains drainage

## Tenure

Freehold

## Council Tax

B



Total area: approx. 94.9 sq. metres (1021.4 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](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.