

**Afandale
Port Talbot
Neath Port Talbot.**

Price **£295,000**



- DETACHED PROPERTY
- THREE BEDROOMS
- THREE RECEPTION ROOMS
- KITCHEN & UTILITY ROOM
- GARDENS & GARAGE
- VIEWING IS RECOMMENDED



General Description

Offered for sale is this three bedroom detached property situated in this popular location close to local Schools, the Port Talbot Town Centre and with easy access to the M4 Motorway. Margam Country Park and the Afan Forest Park with its various Biking, Hiking and Walking trails are in the vicinity and with the Aberavon Beach a short drive away. Council Tax Band D. Viewing is recommended.

EPC Rating: B81

Afandale, Port Talbot, Neath Port Talbot.

Property Description

We are pleased to offer for sale this well presented three bedroom detached property with the accommodation comprising of hallway, cloakroom, three reception rooms, fitted kitchen, utility room to the ground floor with three bedrooms, ensuite and bathroom to the first floor. there is LED lighting throughout the house and solar panels which makes this a very economical property to run it further benefits from having gas central heating, double glazing, gardens and garage. Viewing is highly recommended.

Hall

Stairs to the first floor, block flooring, coved and textured ceiling. Smoke alarm and radiator.

Cloakroom

Comprising wash hand basin and low level W.C. Block flooring, textured ceiling, radiator and double glazed obscure window to the front.

Lounge (14' 03" x 9' 08") or (4.34m x 2.95m)

Feature fireplace, coved and textured ceiling. Radiator, double glazed window to the front and open into:

Dining Room (9' 01" x 8' 09") or (2.77m x 2.67m)

Laminate flooring, coved and textured ceiling and radiator. Double glazed sliding patio doors to the rear.

Kitchen (11' 06" Max x 7' 09" Max) or (3.51m Max x 2.36m Max)

Fitted with a range of base, wall and drawer units with worktops over incorporating stainless steel one and half bowl sink and drainer. Four ring induction hob, electric oven and extractor fan over. Tiled flooring, part tiled walls, textured ceiling and double glazed window to the rear. Open to:

Utility Room (8' 01" x 7' 01") or (2.46m x 2.16m)

Fitted with base unit with worktop over incorporating stainless steel sink and drainer. Plumbing for washing machine, space for tumble dryer, good size storage cupboard and double glazed window and door to the rear.

Sitting Room / Study (13' 01" x 8' 02") or (3.99m x 2.49m)

Textured ceiling, radiator and double glazed window to the front.

First Floor Landing

Access to loft, airing cupboard incorporating gas boiler and shelving. Textured ceiling and smoke alarm.

Bedroom 1 (11' 01" Max x 11' 01" Max) or (3.38m Max x 3.38m Max)

Fitted mirror fronted wardrobes with sliding doors across one wall and further double fitted wardrobe. Textured ceiling and double glazed window to the front.

En-Suite

Comprising shower enclosure with overhead shower, wash hand basin and low level W.C. Respatex panelling to walls, textured ceiling, radiator and extractor fan. Double glazed obscure window to the side.

Bedroom 2 (11' 02" x 8' 05") or (3.40m x 2.57m)

Textured ceiling, radiator and double glazed window to the rear.

Bedroom 3 (10' 01" x 7' 01") or (3.07m x 2.16m)

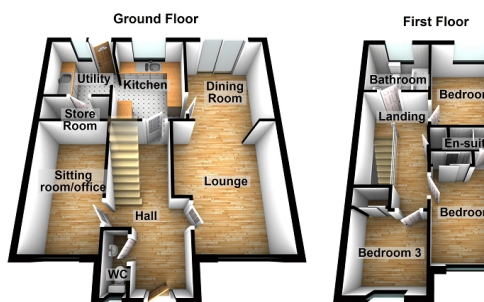
Double fitted mirrored wardrobes with sliding doors and double glazed window to the front, radiator

Bathroom/W.C. (7' 03" x 5' 06") or (2.21m x 1.68m)

Comprising panelled bath with mixer tap shower, pedestal wash hand basin and low level W.C. Part tiled walls, radiator and textured ceiling. Double glazed obscure window to the rear.

Outside

To the front of the property there is parking for several vehicles and access to the garage. There is a good size enclosed rear garden laid to patio and lawn, pear tree, summer house plus solid wood solar pergola creating a space to relax in the garden whilst maximising solar production adding to the eco benefits of this family home. There is also a wooden shed and steel shed, there is composite fencing to the rear. The garden to the side of the property is currently leased from the local council



Important notice

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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.

