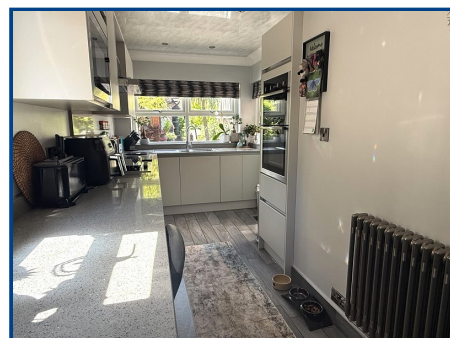


**Duke Street
Port Talbot
Neath Port Talbot.**

Price **£175,000**



- END TERRACE PROPERTY
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM
- GARDENS & GARAGE
- VIEWING IS HIGHLY RECOMMENDED



General Description

We are pleased to offer for sale this very well maintained and immaculately presented three bedroom end terrace property situated in this popular location close to the Port Talbot Town Centre with its many amenities and a short drive from the Aberavon Beach with many children's activities, a Cinema, Leisure Centre and ice cream parlours. Also in the vicinity is Margam Country Park with walking and biking trails. Council Tax Band B.

Duke Street, Port Talbot, Neath Port Talbot.

Property Description

Offered for sale is this three bedroom end terrace property with the accommodation comprising of porch, hall, two reception rooms and kitchen/breakfast room to the ground floor with three bedrooms and bathroom to the first floor. The property benefits from having gas central heating, double glazing, rear garden with summer house and garage. Viewing is highly recommended.

Porch

Via double glazed door with spotlights to ceiling, tiled floor and double glazed obscure windows to the front and side. Double glazed door into:

Hall

Stairs to the first floor, coved ceiling, tiled floor and radiator. Double glazed window to the front.

Sitting Room (11' 01" x 10' 08") or (3.38m x 3.25m)

Feature fireplace incorporating electric fire, two recess alcoves with shelving and laminate floor. Spotlights and coving to ceiling. Radiator and double glazed bay window to the front with window seat.

Lounge (11' 02" x 11' 01") or (3.40m x 3.38m)

Feature fireplace incorporating electric fire, two recess alcoves and picture rail. Coved ceiling, laminate floor and double glazed window to the rear.

Kitchen / Breakfast Room (18' 01" x 7' 01"Max Max) or (5.51m x 2.16m Max)

Fitted with a range of wall, drawer and base units with complementary work surfaces over incorporating stainless steel one and half bowl sink and drainer. Integrated fridge freezer, washing machine, built in microwave, eye level electric oven and grill and four ring gas hob with extractor chimney over. Wall cupboard housing gas central heating boiler, understairs storage cupboard and respatex panelling. Spotlights and coving to ceiling. Tiled floor, radiator, double glazed windows to the rear and side and double glazed door to the side.

First Floor Landing

Coved ceiling and double glazed obscure window to the side.

Bedroom 1 (11' 03" x 11' 01") or (3.43m x 3.38m)

Picture rail, textured ceiling, laminate floor and radiator. Double glazed window to the front.

Bedroom 2 (11' 01" x 10' 02") or (3.38m x 3.10m)

Coved ceiling, storage cupboard, laminate floor and radiator. Access to loft and double glazed window to the rear.

Bedroom 3 (7' 03" x 5' 06") or (2.21m x 1.68m)

Coved ceiling, laminate floor, radiator and double glazed window to the front.

Bathroom/W.C.

Comprising shower cubicle, pedestal wash hand basin, panelled bath and W.C. Tiled walls, coved ceiling and double glazed obscure window to the rear.

Outside

Front forecourt laid to gravel, pedestrian gated access to the side leading to an enclosed rear garden laid to patio and gravelled areas and planted with a range of mature trees, plants and shrubs. The garden benefits from a covered area leading to an outside W.C., a summer house, potting shed and storage shed. There is a garage and pedestrian access to the 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

Freehold

Council Tax

B



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.