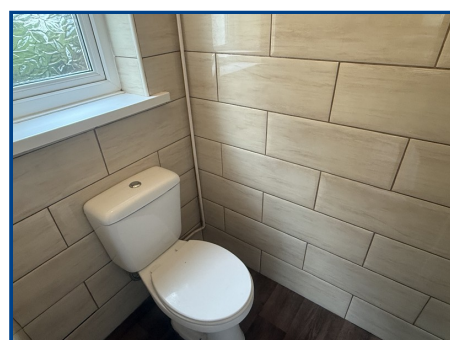
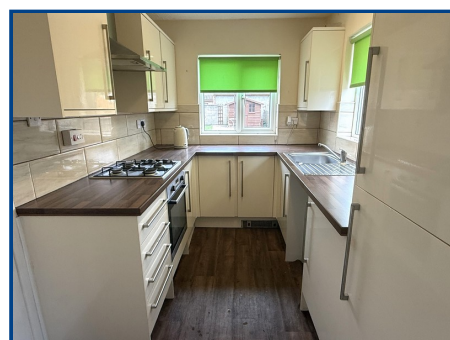
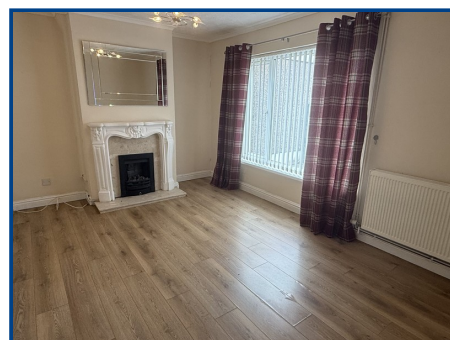


**Tir Morfa Road  
Port Talbot  
Neath Port Talbot.**

Price **£190,000**



- SEMI DETACHED PROPERTY
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- SEA VIEWS
- VIEWING IS RECOMMENDED



## General Description

Offered for sale is this well presented three bedroom semi detached property situated in this popular location overlooking the Aberavon Beach front, the Port Talbot Town Centre is a short drive away with all its amenities as is the Port Talbot Transport Hub. There is also easy access to the M4 Motorway. Council Tax Band B. Viewing is recommended.

**EPC Rating: C69**

# Tir Morfa Road, Port Talbot, Neath Port Talbot.

## Property Description

We are pleased to offer for sale this three bedroom semi detached property with the accommodation comprising of entrance hall, two reception rooms, fitted kitchen, vestibule and 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. Viewing is recommended.

## Hall

Via double glazed entrance door with side window. Stairs to the first floor, laminate floor, radiator and understairs storage cupboard.

## Lounge (9' 09" Max x 9' 09" Max) or (2.97m Max x 2.97m Max)

Feature fireplace, two recess alcoves and coved ceiling. Radiator and double glazed window to the front.

## Dining Room (13' 08" x 9' 05" ) or (4.17m x 2.87m)

Feature fireplace, two recess alcoves, coved and textured ceiling. Radiator, laminate floor and double glazed window to the rear.

## Kitchen (9' 08" x 6' 06" ) or (2.95m x 1.98m)

Fitted with of wall, drawer and base units with worktops over incorporating stainless steel sink and drainer. Electric oven, four ring gas hob and extractor chimney over. Under unit blow heaters, integrated fridge freezer and plumbing for washing machine. Part tiled walls, textured ceiling, vinyl flooring and double glazed windows to the side and rear. Door into:

## Inner Hallway

Part tiled walls, vinyl flooring, radiator and double glazed door to the side.

## W.C.

Fitted with low level W.C. Part tiled walls, vinyl flooring and double glazed obscure window to the side.

## First Floor Landing

Access to loft and airing cupboard housing gas central heating boiler.

## Bedroom 1 (12' 06" Max x 10' 01" Max) or (3.81m Max x 3.07m Max)

Storage cupboard with shelving, coved ceiling and radiator. Two double glazed windows to the front with sea views.

## Bedroom 2 (11' 08" x 9' 07"Max Max) or (3.56m x 2.92m Max)

Laminate floor, radiator, coved and textured ceiling. Double glazed window to the rear.

## Bedroom 3 (8' 07" x 7' 04" ) or (2.62m x 2.24m)

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

## Bathroom/W.C.

Comprising walk in accessible shower, wash hand basin and low level W.C. Non slip flooring, respatex panelling to walls and stainless steel heated towel rail. Double glazed obscure window to the front.

## Outside

Gated access to the front garden mainly laid to patio with side gate leading to a good size enclosed rear garden with lawn and patio areas bordered by 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

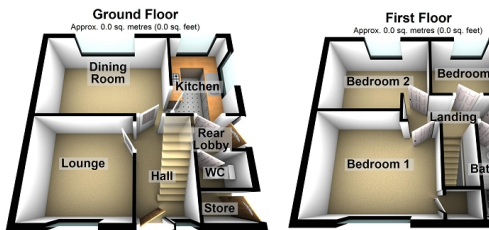
Mains electricity, mains water, mains drainage, mains gas

## Tenure

Freehold

## Council Tax

B



Total area: approx. 0.0 sq. metres (0.0 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](mailto:surveys@ctf-uk.com).