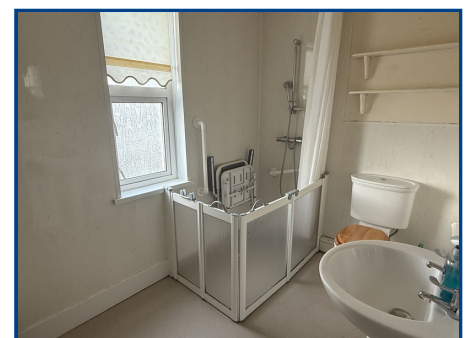
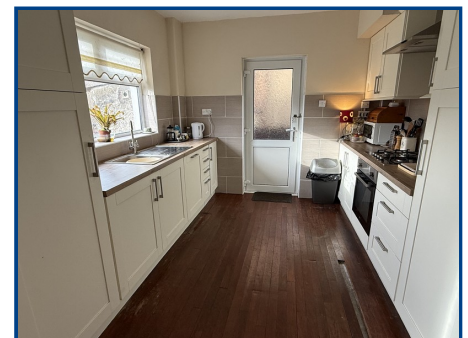


**Newbridge Road  
Port Talbot  
Neath Port Talbot.**

Price **£159,995**



- SEMI DETACHED HOUSE
- THREE BEDROOMS
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- GOOD SIZE GARDENS
- OUTBUILDING
- NO CHAIN



**General Description**

Semi detached house situated a short drive away from the Aberavon Beach Front with various activities, cafes and ice cream parlour, the Port Talbot Town Centre is also close by with all its amenities, the Port Talbot Transport Hub and with easy access to the M4 Motorway. Internal viewing is highly recommended. NO CHAIN . Council tax Band C.

**EPC Rating: D68**

# Newbridge Road, Port Talbot, Neath Port Talbot.

## Property Description

We are pleased to offer for sale this semi detached property with the accommodation comprising of entrance porch, hallway, lounge, fitted kitchen/dining room to the ground floor and three bedrooms and bathroom to the first floor. The property benefits from having gas central heating, double glazing and enclosed gardens and outbuildings.

## Entrance

Via double glazed door into:

## Porch

Obscure double glazed windows to front and sides, laminate flooring, door into:-

## Hallway

Stair case to first floor, under stairs storage area, textured ceiling, radiator.

## Lounge (13' 07" Max x 9' 05" Max) or (4.14m Max x 2.87m Max)

Double glazed window to the front, feature fireplace incorporating electric fire, two recess alcoves incorporating storage and shelving, textured ceiling, radiator.

## Kitchen/Dining Room (18' 07" Max x 12' 08" Max) or (5.66m Max x 3.86m Max)

Double glazed window to the rear, double glazed door to the side, fitted with a range of wall, drawer and base units with work surfaces over incorporating electric oven and four ring gas hob with extractor fan over, stainless steel sink and drainer, integrated fridge and freezer, integrated dishwasher and washing machine, part tiled walls, wooden flooring, two radiators.

## First Floor Landing

Radiator.

## Bedroom 1 (10' 05" x 7' 03" ) or (3.18m x 2.21m)

Double glazed window to the front, fitted with wardrobes across one wall incorporating hanging and shelving space, radiator.

## Bedroom 2 (11' 06" x 9' 02" ) or (3.51m x 2.79m)

Double glazed window to the rear, fitted with wardrobes across one wall incorporating gas central heating boiler and shelving, radiator.

## Bedroom 3 (8' 05" Max x 7' 06" Max) or (2.57m Max x 2.29m Max)

Double glazed window to the front, access to loft, radiator.

## Bathroom (8' 06" x 5' 07" ) or (2.59m x 1.70m)

Double glazed obscure window to the rear, walk in disabled shower unit, pedestal wash hand basin and WC. non slip wet room flooring, part respatex panelling to walls, extractor fan, radiator.

## EXTERNALLY

Front forecourt laid mainly to lawn, pedestrian door to side leading to good size enclosed rear garden laid to patio and lawn and bordered by various trees, plants and shrubs, potting sheds and outbuilding.

## Broadband and Mobile phone

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

## Services

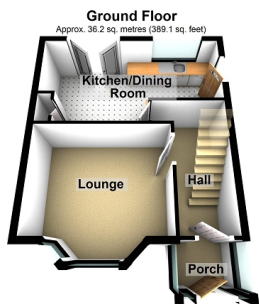
Mains electricity, mains water, mains gas, mains drainage

## Tenure

Freehold

## Council Tax

C



Total area: approx. 69.8 sq. metres (750.9 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.