

70 Long Vue Road  
Sandfields Estate  
Port Talbot  
Neath Port Talbot  
SA12 7EH

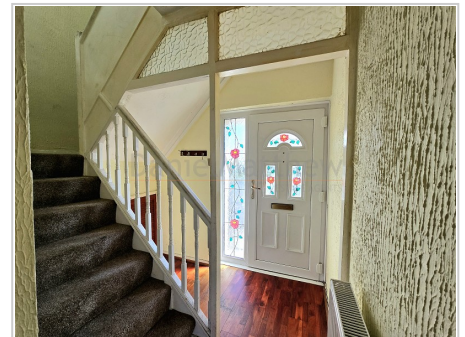
£120,000



- Three Bedroom Semi Detached
- Two Separate Reception Rooms
- Kitchen / Breakfast Room
- Lean To Conservatory
- Utility / WC
- Shower Room
- Generous Rear Garden & Driveway To Front
- Walking Distance To Aberavon Beach
- No Ongoing Chain
- OPPORTUNITY TO UPGRADE AND REFURBISH

**Ref: PRA10906**

**Viewing Instructions: Strictly By Appointment Only**



## General Description

\*\*\*NO ONGOING CHAIN & OPPORTUNITY TO UPGRADE\*\*\* Daniel Matthew are pleased to offer for sale this three bedroom semi detached property situated a short distance to Aberavon beach front. Local shops, amenities and schools are all within walking distance. Accommodation comprises to the ground floor entrance hall, front reception room, rear reception room, fitted kitchen / breakfast room, lean to conservatory and utility/wc . To the first floor there are three bedrooms and shower room. The front has a driveway and path leading to rear garden. There is a concrete shed to the rear of the property. The property would benefit from modernising and upgrading throughout. Call 01656 750764 today for further information or to arrange an appointment.

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## Accommodation

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### Entrance Hallway

Enter via UPVC front door into hallway which has wood flooring, radiator, staircase off to first floor with door to under stairs storage. Doors to ground floor rooms.

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### Front Reception Room (11' 10" x 10' 2") or (3.61m x 3.09m)

Situated to the front of the property with lots of natural light. Large UPVC double glazed window with blinds and radiator under. Artexed and coved ceiling with centre light. Laminate flooring.

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### Lounge (18' 3" x 10' 7") or (5.57m x 3.23m)

Another spacious room benefiting from the original wood block floor. Artexed and coved ceiling with centre light. Feature mantelpiece and radiator. Sliding doors into a lean-to conservatory.

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### Kitchen (14' 10" x 6' 9") or (4.51m x 2.07m)

A gallery style kitchen with a range of beech fronted units with coordinating work surfaces, one and a half bowl stainless steel sink with drainer and mixer tap. Gas hob with extractor and electric oven. Skimmed ceiling with spot lights. UPVC window and door to the side of the property.

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### Lean To Conservatory (12' 6" x 8' 7") or (3.81m x 2.61m)

A single glazed glass lean-to conservatory with laminate flooring. Doors to rear garden. Doors to wc/utility room.



### Utility and WC (6' 11" x 6' 0") or (2.11m x 1.84m)

A handy room which has a WC, wash hand basin and space for utilities. Half tiled walls and obscure glazed window to rear.

## Landing

Carpeted staircase to first floor landing. UPVC double glazed window. Access to loft space. Doors to first floor rooms.



### Bedroom One (11' 10" x 10' 8") or (3.60m x 3.26m)

Situated to the rear of the property with UPVC double glazed window and blinds with radiator under. Laminate flooring.



### Bedroom Two (11' 10" x 10' 2") or (3.61m x 3.10m)

Situated to the front of the property with UPVC double glazed window and blinds with radiator under. Fitted carpets.



### Bedroom Three (10' 3" x 7' 2") or (3.12m x 2.18m)

Situated to the rear of the property with UPVC double glazed window and blinds with radiator under. Fitted carpets. Cupboard housing the central heating boiler.



## Shower Room (6' 11" x 6' 8") or (2.11m x 2.04m)

A three piece suite which includes a WC, pedestal wash hand basin and walk in shower. Obscure UPVC double glazed window.



## Garden

A spacious low maintenance rear garden which could give someone the opportunity enhance. Brick shed to rear. Access via a gate to the front.

## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: D66

## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band B





GROUND FLOOR



FIRST FLOOR

*Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.*