



The Mews, Port Talbot,  
Neath Port Talbot SA12 6DP

Offers in the Region Of £145,000

\*\*\*\*Exclusive with Abbey Residential Agents\*\*\*\*

If you are interested in this home, please contact ourselves verbally.

Abbey Residential Agents are proud to offer for sale by private treaty this well presented two bedroom end of link in a row of three homes situated on this select development of modern homes situated in Sandfields.

This home is situated in a sought after position in Sandfields. Within easy reach of Aberavon Seafront, Vivian Park and good road access to the local shops and schools. We strongly recommended early viewing of this modern home to avoid any disappointment.

The accommodation consists to the ground floor of an entrance hall, kitchen with modern fitted units, lounge with french doors leading into the rear garden. To the first floor there are two bedrooms and a family bathroom. Externally there are front and rear gardens. Allocated parking for two vehicles.

### **Entrance**

via front door into the the entrance hall.

### **Hall**

Radiator, staircase to the first floor, storage cupboard. Door into the lounge. Door into the cloakroom. Opening into the kitchen. Tiled floor, Plain plastered ceiling with coving. Tiled floor.

### **Kitchen**

7' 1" x 7' 3" (2.16m x 2.21m)

Double glazed window to the front aspect. A range of fitted wall and base units inset sink unit, built in oven, hob, stainless steel splashback, extractor fan, tiled flooring. Wall mounted boiler.

### **Cloakroom**

3' 1" x 6' 8" (0.94m x 2.03m)

Plain plastered ceiling. A suite consisting of pedestal wash hand basin, toilet, extractor fan, radiator.

### **Lounge**

11' 6" x 14' 1" (3.50m x 4.29m)

Double glazed french doors leading into the rear garden with panes to the left and right hand side.

Storage cupboard. Radiator. Laminated flooring. Plain plastered ceiling with coving.

### **First Floor Landing**

Doors off to the two bedrooms and the family bathroom. Access to the loft.

### **Bedroom One**

14' 2" x 8' 1" (4.31m x 2.46m)

Double glazed window to the rear aspect, radiator. Plain plastered ceiling.

### **Bedroom Two**

10' 10" x 8' 2" (3.30m x 2.49m)

Double glazed window to the front aspect, built in wardrobe. Radiator. Plain plastered ceiling.

### **Family Bathroom**

5' 2" x 6' 5" (1.57m x 1.95m)

Extractor fan, shaver point, plain plastered ceiling. Radiator. A suite consists of panelled bath, fully tiled walls to pedestal wash hand basin and toilet.



## Garden

To the front there is off road parking to the front. With a gate to the side of the home leading into the rear garden. Low maintenance garden in two sections which is enclosed.

## Tenure - Freehold

Please check the tenure with your solicitor.

## Energy Performance Certificate

Current - 75 - C Potential - 76 - C Total Floor Area 62 square metres. Full EPC can be located on [www.epcregister.com](http://www.epcregister.com)

## Viewing by appointment with the selling agents.

Due to Covid-19 situation we have 360 degrees panoramas of each room of this home for your perusal via the virtual tour tab. Physical viewing will have to be a minimum upon qualification by our team. Safety is paramount to all parties in the process. Please respect the procedures in place at this time.



## Disclaimer

These property particulars, together with photographs and floor plans are intended to give a fair description of the home, however they do not form any part of a contract. Purchasers must satisfy themselves by personal inspection of the home. The vendor, their agents, Abbey Residential Agents and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Abbey Residential Agents have added the Energy Performance Certificate to the property particulars. Any appliances and/or services mentioned with these particulars have not been tested or verified by Abbey Residential Agents. All negotiations should be conducted through Abbey Residential Agents. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Abbey Residential Agents in relation to these charges has been provided to us by the vendor and has not been verified by Abbey Residential Agents. We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and



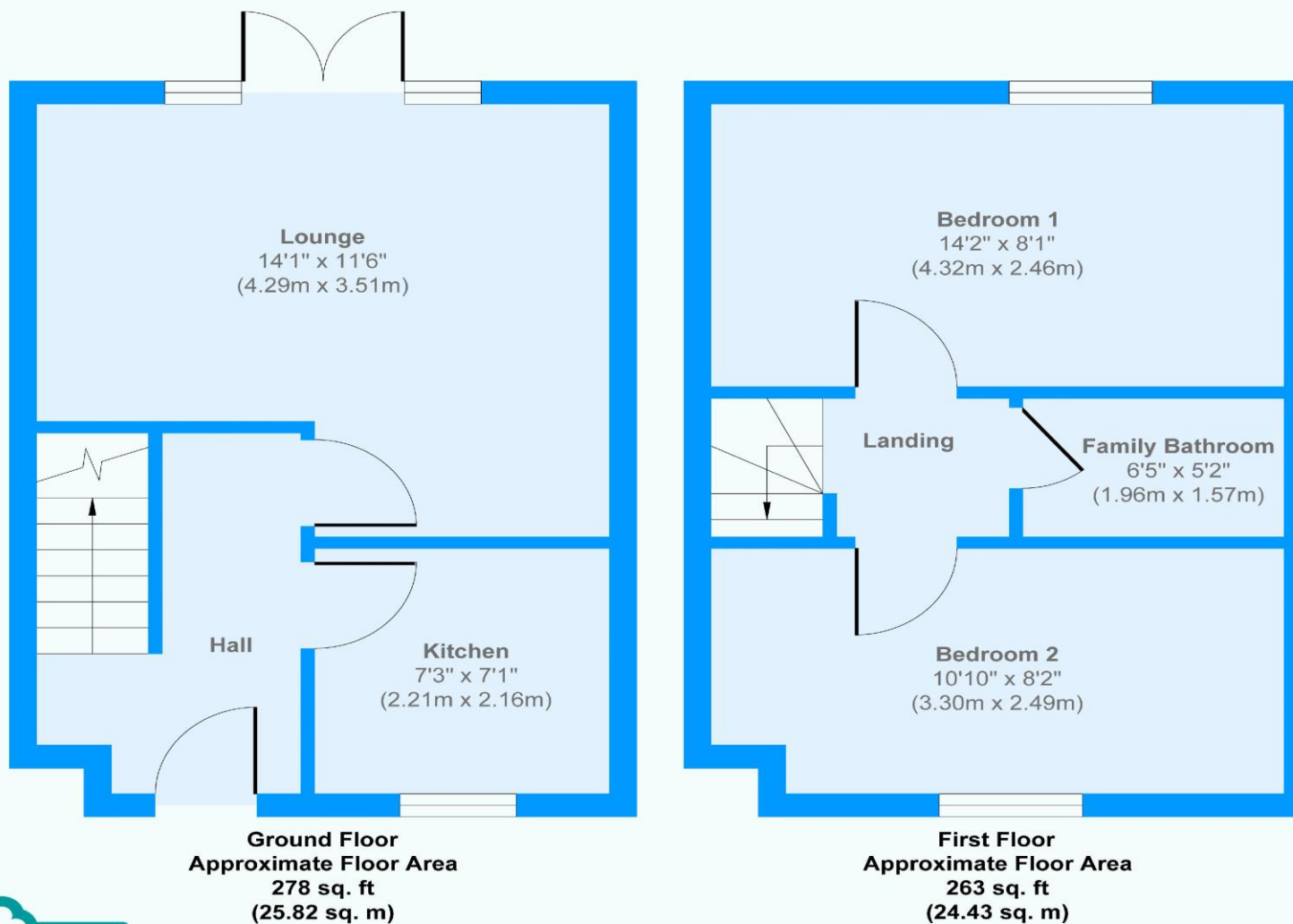
should a report prove necessary we are precluded from conducting any professional work without consent from the NCIS. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.







# The Mews, Port Talbot, SA12 6DP



**Approx. Gross Internal Floor Area 541 sq. ft / 50.25 sq. m**

Produced by Elements Property



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