



17-17a Commercial Street, Port Talbot, SA13 3YH

Offers Over £80,000

ATTENTION INVESTORS!! We are pleased to offer this mixed use property comprising a trading area and bedsit to the ground floor and a two bedroom flat to the first floor. Located in Blaengwynfi at the head of the picturesque Afan Valley which offers easy access to the Afan Cycle Trail and Afan Argoed Country Park. The trading area is currently utilised as a general store. The ground floor bedsit to the rear and first floor flat both have separate access and have been recently refurbished, making this an ideal buy to let investment. There is an option to purchase the first floor flat separately. Please call for further details.

EPC=G. Council Tax=A.

Ground Floor

Trading Area 15'8" x 8'2" (4.8 x 2.5)

Entry via a uPVC double glazed shop door. Skimmed ceiling and walls, vinyl flooring, three uPVC double glazed windows to front and side and door to:

Bedsit 15'8" x 12'9" (4.8 x 3.9)



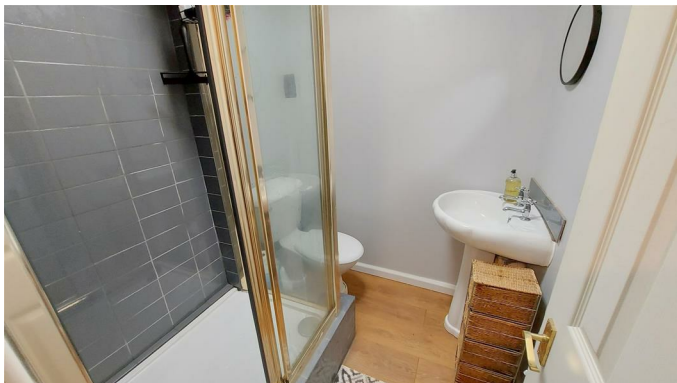
Skimmed ceiling, skimmed and tiled walls, wood effect laminate flooring, uPVC double glazed to side, a range of base units with a complementary worksurface suitable for kitchen storage, electric radiator and door to:

Kitchen 5'10" x 6'2" (1.8 x 1.9)



Skimmed ceiling, skimmed and tiled walls, a base unit with a complementary work surface housing a stainless steel sink/drain, space and plumbing for washing machine and two doors off.

Shower Room 6'2" x 5'6" (1.9 x 1.7)



Low level W.C

Lounge 11'1" x 9'6" (3.4 x 2.9)



Skimmed ceiling and walls, wood effect laminate flooring and electric radiator.

First Floor Flat

Entrance Hallway

Entry via a uPVC double glazed door. Skimmed ceiling and walls, wood effect tiled floor, space and plumbing for washing machine open to lounge and door to:

Shower Room 7'2" x 3'11" (2.2 x 1.2)

Skimmed ceiling, tiled walls, wood effect tiled flooring, three piece suite comprising a shower cubicle, low level W.C and pedestal wash hand basin.

Lounge/Diner 14'9" x 14'9" (4.5 x 4.5)

Skimmed ceiling and walls, wood effect laminate flooring, uPVC double glazed windows to front and side, two radiators, open to inner hallway and open to:

Kitchen 7'10" x 6'10" (2.4 x 2.1)

Skimmed ceiling, skimmed and tiled walls, wood effect laminate flooring, a range of base and wall mounted units with a complementary work surface housing a one and a half bowl stainless steel sink drainer, space for washing machine, under counter fridge and freezer.

Inner Hallway

Skimmed ceiling and walls, wood effect laminate flooring and two doors off.

Bedroom One 13'1" x 11'9" (4.0 x 3.6)

Skimmed ceiling and walls, wood effect laminate flooring, radiator and two uPVC double glazed windows to front.

Bedroom Two 13'5" x 10'2" (4.1 x 3.1)

Skimmed ceiling and walls, wood effect laminate flooring, radiator and uPVC double glazed window to side

Outside

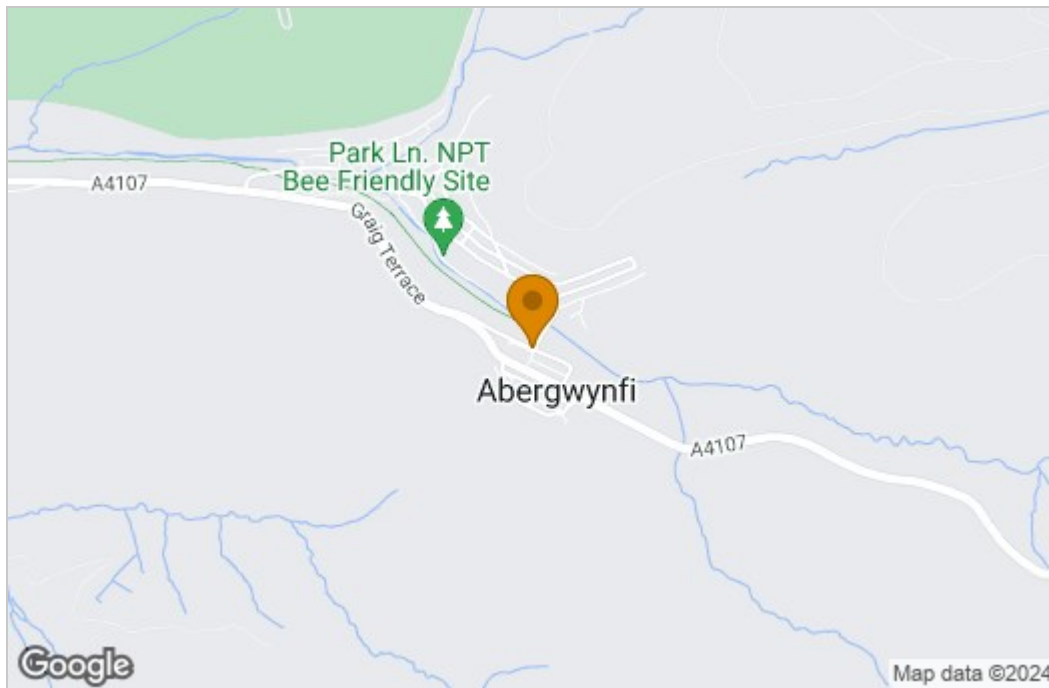
Rear Garden

Deck area and off road parking to the rear for use by occupant of first floor flat.

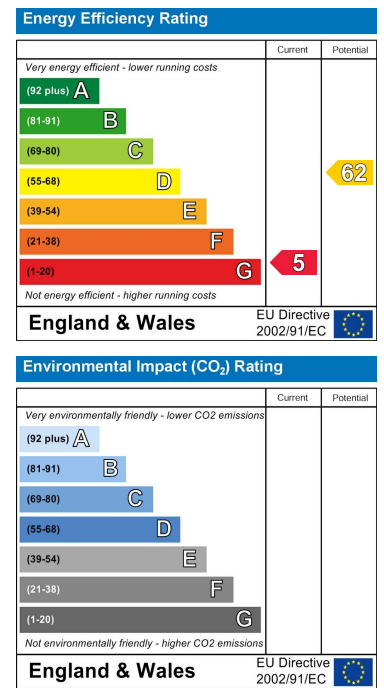
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.