

13 King Street, Port Talbot, SA13 1AU

Offers In The Region Of £99,950

This spacious mid-terrace home offers an excellent opportunity for investors or first-time buyers looking to get on the property ladder. While the property would benefit from some updating and TLC, it boasts generous living space and plenty of potential to add value. The ground floor comprises a through lounge/dining room, a kitchen/breakfast room, and a downstairs bathroom. Upstairs, there are three well-proportioned bedrooms. To the rear, a level garden leads to a garage, which is in need of repair. The property is offered with vacant possession and no onward chain, making for a straightforward purchase. Ideal as a renovation project, buy-to-let investment, or a first home with scope to improve.

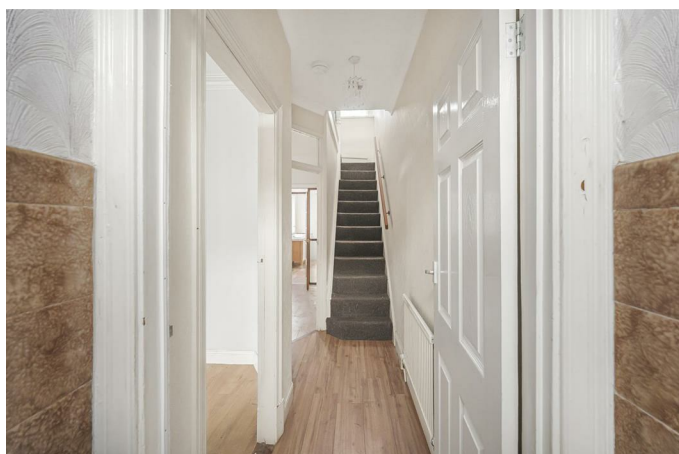
Main Dwelling



Porch 9'11" x 12'3" (3.04 x 3.74)

Enter into porch area with tiled floor and walls.

Hallway 16'6 x 3'07 (5.03m x 1.09m)



Stairs to first floor and radiator.

Lounge/dining room 16'6 x 3'07 (5.03m x 1.09m)



Open-plan lounge/dining room with window to front and French style doors to rear and double doors to kitchen and radiator.

Dining room 13'2 x 11'2 (4.01m x 3.40m)



Kitchen 12'5 x 8'6 (3.78m x 2.59m)



Fitted with freestanding units with stainless steel work surface, gas hob and oven, sink drainer, window to side, radiator and opening into inner hallway.

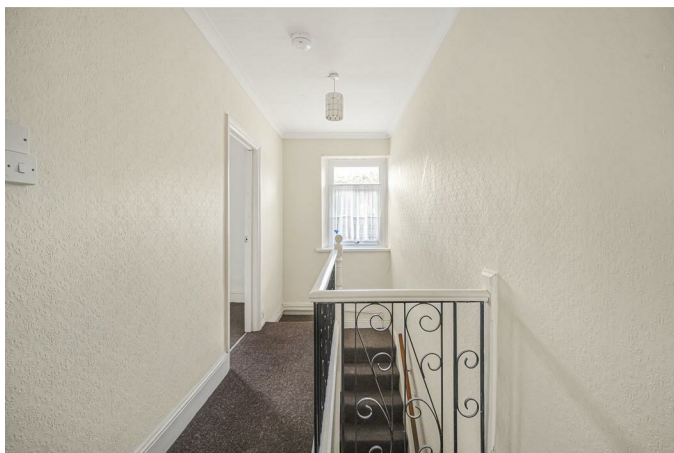
Kitchen



Inner hallway 8'78 x 2'8 (2.44m x 0.81m)

Door to rear and door into main bathroom.

Landing 14'4 x 5'30 (4.37m x 1.52m)



With window to rear.

Bedroom one 10'97 x 11'56 (3.05m x 3.35m)



Double room with window to rear and radiator.

Bedroom two



Double room with window to front and radiator.

Bedroom three 7'28 x 7'8 (2.13m x 2.34m)



With window to front and radiator.

Bathroom



Bathroom 8'16 x 5'65 (2.44m x 1.52m)



Spacious bathroom with panel bath with mixer shower taps, pedestal wash hand basin and low level WC, window to rear and radiator.

Rear garden



Level rear garden with rear access, single garage which would require attention.

Rear garden



Drone image



Rear garden



Services

Conservation Area

No

Flood Risk

River : Very low

Seas : Very low

Floor Area

947 ft 2 / 88 m 2

Plot size

0.03 acres

Mobile coverage

EE

Vodafone
Three
O2
Broadband

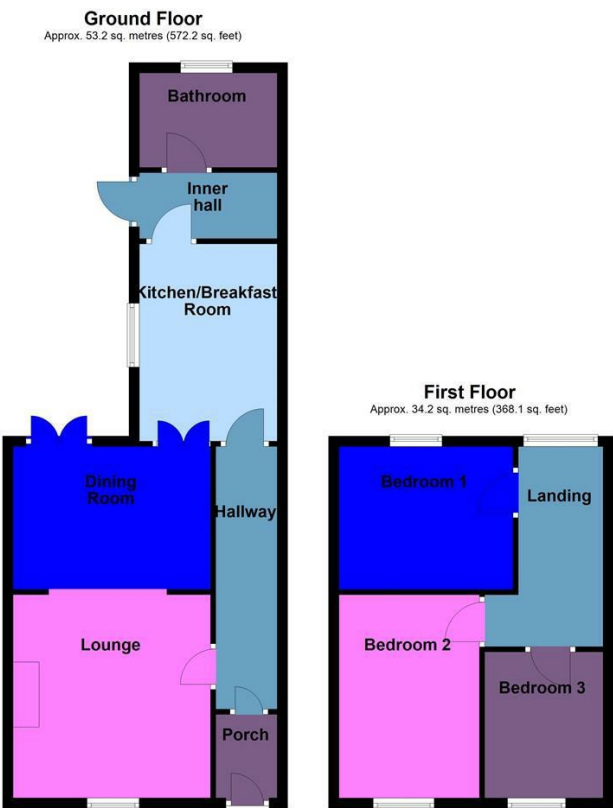
Basic
16 Mbps
Superfast
80 Mbps
Ultrafast
1800 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

Council tax

Council Tax
Band:
B
Annual Price:
£1,898

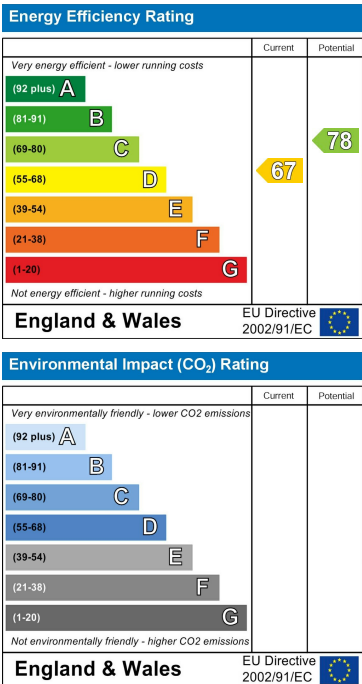
Floor Plan



Area Map



Energy Efficiency Graph



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