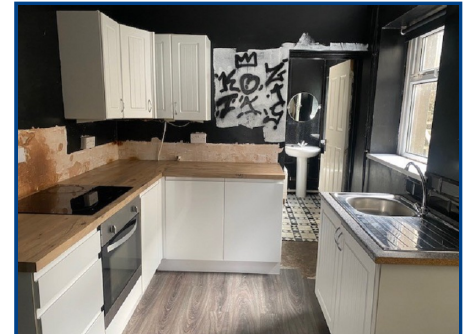
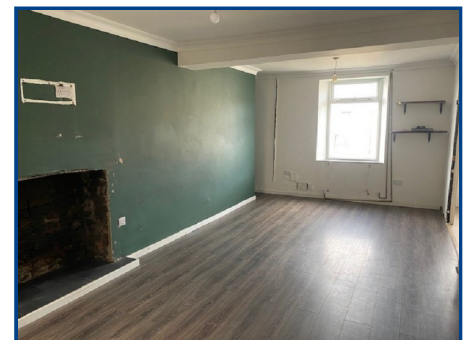
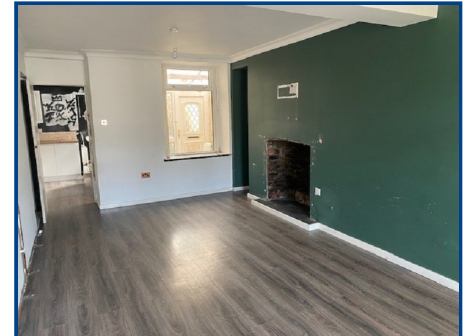


**Blaenavon Terrace
Tonmawr
Port Talbot
Neath Port Talbot.**

Price **£129,995**



- MID TERRACE PROPERTY
- 3 BEDROOMS
- LOUNGE
- MODERNISING REQUIRED THROUGHOUT
- VILLAGE & SEMI RURAL LOCATION
- NO CHAIN
- IDEAL INVESTMENT / FIRST PURCHASE



General Description

IDEAL INVESTMENT OPPORTUNITY / FIRST PURCHASE

Mid terrace 3 Bedroom property, situated in the semi rural village of Tonmawr. Call us today to book your viewing.....

EPC Rating: D68

Blaenavon Terrace, Tonmawr, Port Talbot, Neath Port Talbot.

Property Description

Semi Rural Location!

3 Bedroom mid terrace property, situated in Tonmawr. Property offers; Hallway, lounge, kitchen & bathroom to the ground floor. 3 Bedrooms to the 1st floor. Front & rear garden. The property benefits from gas central heating, double glazing & requires modernising throughout. Tonmawr is a quiet location with extensive mountain views, beautiful walks & famous. Ideal first purchase or investment opportunity. Call us today to book a viewing....

Hallway

Entrance to hallway, staircase to the 1st floor, laminated flooring, radiator. Opening to;

Lounge (21' 08" x 10' 09") or (6.60m x 3.28m)

Window to the front & rear, open fire place area, laminated flooring, under stairs storage area, radiators.

Kitchen (9' 11" x 8' 0") or (3.02m x 2.44m)

Wall & base fitted units, sink unit, electric hob & oven, sink unit, tiled for splash back. Window & door access to the side, giving access to the rear porch.

Bathroom (8' 0" x 5' 08") or (2.44m x 1.73m)

Frosted window to the side, panelled bath with shower over, hand basin, low-level WC, partial panelled walls, radiator.

Lean To (5' 09" x 5' 02") or (1.75m x 1.57m)

Door access to the rear garden Poly carbonated roof.

First Floor Landing

Landing area, attic entrance. Doors leading to;

Bedroom One (13' 08" x 9' 09") or (4.17m x 2.97m)

Windows to the front, radiator.

Bedroom Two (11' 07" x 7' 10") or (3.53m x 2.39m)

Window to the rear, radiator.

Bedroom Three (10' 03" x 8' 0") or (3.12m x 2.44m)

Window to the rear, storage cupboard housing gas central heating boiler, radiator.

External

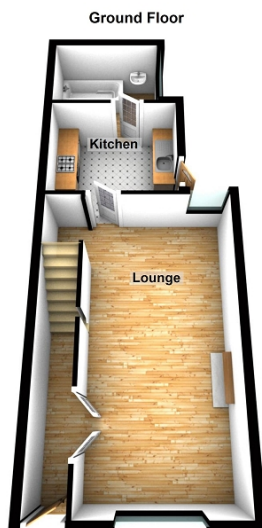
Steps leading to enclosed garden. Gated access to the lane.

Tenure

Freehold

Council Tax

B



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 14 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.