



Lower West End, £120,000

- Council Tax Band - A
- Tenant In Sit-U
- Three Bedrooms
- Two Reception Rooms
- Rear Enclosed Garden
- EPC Rating: D



 3  1  2



About the property

Investment opportunity! Sold with a tenant in sit-u. A well presented, three bedroom property for sale situated in Tailbach, Port Talbot. The property is within close proximity to local schools, shops, public transport links and just a short drive into Port Talbot Town Centre and Aberavon Beach Front. Internally the property comprises of an entrance hall, a lounge, dining room, kitchen, bathroom and w.c to the ground floor. The first floor features three bedrooms. To the rear of the property there is an enclosed, low maintenance garden with a brick built storage shed. Internal viewings highly recommended.

Accommodation

Entrance Hall

Vinyl floor, uPVC door to front, door to dining room, stairs to first floor.

W.C

W.C, plastic cladding, uPVC, obscure window to rear.

Lounge

12' 9" x 10' 1" (3.89m x 3.07m)

Laminate floor, uPVC to rear, door to kitchen, opening to lounge, storage to the alcoves. Storage under stairs.

Dining Room

12' 8" x 9' 1" (3.86m x 2.77m)



Laminate floor, uPVC to front, storage built in to alcoves.

Kitchen

11' 3" x 9' 7" (3.43m x 2.92m)

Wall and base units, 1 1/2 bowl stainless steel sink, integrated dual cooker, hob and cooker hood. Space for fridge freezer and dishwasher. Tiled floor and splashback, uPVC door and window to side. Door to W.C and bathroom.

Bathroom

Bath with shower over and glass screen, wash hand basin, cupboard with space for washing machine, tiled floor and walls, uPVC obscure window to rear.

Landing

Carpeted from stairs, access to loft, doors to three bedrooms.



Bedroom One

12' 5" x 8' 2" (3.78m x 2.49m)

Carpet, uPVC to front.

Bedroom Two

9' 4" x 6' 9" (2.84m x 2.06m)

uPVC to front, carpet.

Bedroom Three

9' 3" x 7' 2" (2.82m x 2.18m)

Carpet, uPVC to rear.

Rear Garden

Footpath to garage with raised patio space.

Floorplan



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