

**Gladys Street
Aberavon
Port Talbot
Neath Port Talbot.**

Price **£85,000**



- MID TERRACE PROPERTY
- TWO BEDROOMS
- LOUNGE/DINING ROOM
- KITCHEN & BATHROOM
- GAS CENTRAL HEATING
- ENCLOSED REAR GARDEN

General Description

EPC Rating: C70

Two bedroom mid terrace property situated close to the Port Talbot Town Centre with all its amenities and with good links to the M4. Ideal investment/first time buyer. Council Tax Band B.

Property Description

Mid terrace two bedroom property situated in this popular location and close to all local amenities with accommodation comprising of Hallway, Lounge/dining room and kitchen to the ground floor and two double bedrooms and bathroom to the first floor. The property benefits from gas central heating, double glazing and an enclosed rear garden. Viewing is recommended. Ideal first time buy.

Hall

Stairs to the first floor, smoke alarm, textured ceiling and radiator. Door into:

Lounge (11' 06" x 10' 07") or (3.51m x 3.23m)

Radiator, coved ceiling and window to the front. Open to:

Dining Room (17' 0" x 12' 03") or (5.18m x 3.73m)

Coved ceiling, radiator, feature fireplace and understairs storage cupboard. Double glazed patio doors to the rear. Door into:

Kitchen (10' 03" x 8' 02") or (3.12m x 2.49m)

Fitted with a range of base and wall units with worktops over incorporating electric oven, four ring gas hob with extractor fan over. Storage cupboard housing gas central heating boiler, stainless steel sink and drainer. Plumbing for washing machine, space for fridge freezer and tiled walls. Vinyl flooring, double glazed bay window to the rear and double glazed door to the side.

FIRST FLOOR ACCOMMODATION

Landing

Access to loft, storage cupboard along one wall and smoke alarm.

Bedroom 1 (17' 05" x 11' 08") or (5.31m x 3.56m)

Overbed storage, radiator and textured ceiling. Two double glazed windows to the front.

Bedroom 2 (11' 03" x 11' 0") or (3.43m x 3.35m)

Radiator and double glazed window to the rear.

Bathroom/W.C. (10' 03" x 8' 03") or (3.12m x 2.51m)

Comprising double shower enclosure with overhead shower, wash hand basin and low level W.C. Part respotex panelling to walls, vinyl flooring and radiator. Textured ceiling and double glazed obscure window to the rear.

Outside

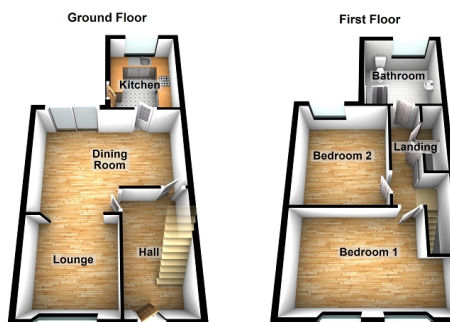
Enclosed rear garden laid to patio with storage shed and pedestrian gated access to the rear lane.

Tenure

Freehold

Council Tax

B



Important notice

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