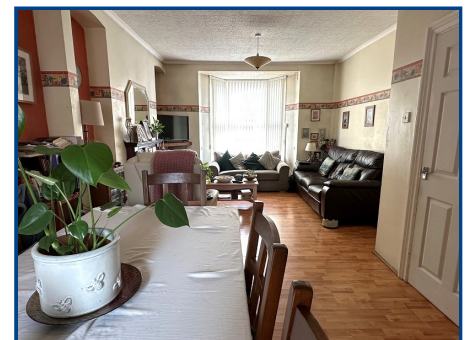
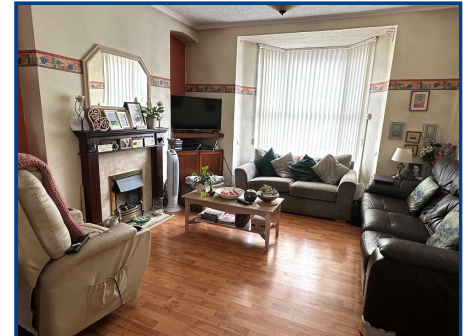


**Eagle Street
Port Talbot
Neath Port Talbot.**

Price **£149,995**



- MID TERRACE PROPERTY
- FOUR BEDROOMS
- LOUNGE/DINING ROOM
- BATHROOM & GROUND FLOOR W.C.
- GAS CENTRAL HEATING
- DOUBLE GLAZING



General Description

Offered for sale is this four bedroom mid terrace property situated close to the Port Talbot Town Centre with all its amenities, there are several local Primary and Comprehensive Schools in the vicinity, the Aberavon Beach is a short drive away and there is good access to the M4 Motorway. Council Tax Band B.

EPC Rating: E47

Eagle Street, Port Talbot, Neath Port Talbot.

Property Description

Offered for sale is this four bedroom mid terrace property with the accommodation comprising of the above mentioned bedrooms, entrance hall, lounge/dining room, kitchen, utility room ground floor W.C. and bathroom/W.C. to the first floor. The property benefits from having gas central heating, double glazed and an enclosed rear garden.

Porch

Tiled floor and door into:

Hall

Stairs to the first floor, laminate floor, dado rail and understairs storage cupboard.

Lounge/diner (23' 01" x 12' 01") or (7.04m x 3.68m)

Feature fireplace incorporating electric living flame effect fire, laminate floor, coved ceiling and radiator. Double glazed bay window to the front and double glazed door to the rear.

Kitchen (14' 09" x 10' 01") or (4.50m x 3.07m)

Fitted with a range of base units with work tops over incorporating stainless steel sink and drainer. Spaces for cooker and fridge/freezer, Beamed ceiling, vinyl flooring, radiator and two double glazed windows to the side. Door into:

Utility

Plumbing for washing machine and dishwasher. Space for tumble dryer, radiator and double glazed window to the rear and double glazed door to the side. Door into:

W.C.

Comprising wash hand basin and low level W.C. Respatex panelling to walls, spotlights to ceiling and double glazed obscure window to the side.

First Floor Landing

Storage cupboard and access to loft.

Bedroom 1 (12' 08" x 8' 08") or (3.86m x 2.64m)

Radiator and double glazed window to the front.

Bedroom 2 (10' 02" x 7' 07") or (3.10m x 2.31m)

Coved ceiling, radiator, access to loft and double glazed window to the rear.

Bedroom 3 (7' 04" x 6' 09") or (2.24m x 2.06m)

Double glazed obscure window to the side.

Bedroom 4 (9' 02" x 6' 09") or (2.79m x 2.06m)

Coved ceiling, radiator and double glazed window to the front.

Bathroom/Shower Room (10' 05" x 10' 0") or (3.18m x 3.05m)

Comprising panelled bath, walk in shower, wash hand basin and W.C. Airing cupboard housing gas central heating boiler, part tiled walls and radiator. Double glazed obscure window to the rear.

Outside

Enclosed rear garden with lawned area, seating area and planted with trees and shrubs.

Broadband and Mobile phone

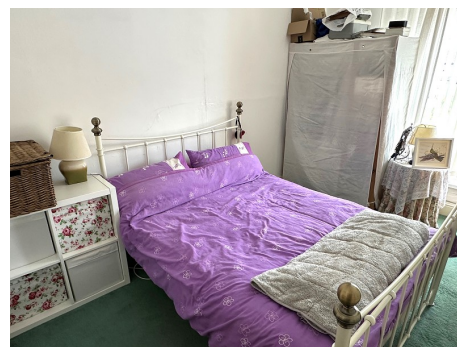
Broadband is available in the vicinity and the mobile phone signal in the area is deemed to be good.

Tenure

Not Specified

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.