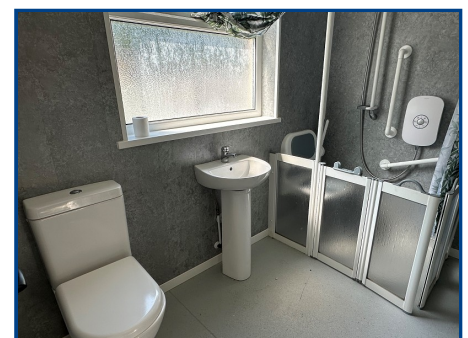


**Reginald Street
Port Talbot
Neath Port Talbot.**

Price **£109,995**



- MID TERRACE PROPERTY
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- GROUND FLOOR BATHROOM/W.C.
- GAS CENTRAL HEATING
- REQUIRES SOME RENOVATION



General Description

Offered for sale is this three bedroom mid terrace property which requires some renovation and is situated close to the Port Talbot Town Centre with all its amenities, the Port Talbot Transport Hub and with easy access to the M4 Motorway. The Aberavon Beach is approximately 4.2 miles away with its various cafes, cinema and ice cream parlours. Council Tax Band A.

EPC Rating: D59

Property Description

Offered for sale is this three bedroom mid terrace property which requires some renovation with the accommodation comprising of the above mentioned bedrooms, entrance hall, two reception rooms, kitchen, vestibule and bathroom/W.C. to the ground floor. The property benefits from having gas central heating, double glazing and an enclosed rear garden.

Porch

Via double glazed entrance door with dado rail, laminate floor and door into:

Hall

Stairs to the first floor and laminate floor.

Lounge (11' 06" x 8' 09") or (3.51m x 2.67m)

Laminate floor, radiator and double glazed window to the front.

Dining Room (11' 05" x 11' 02") or (3.48m x 3.40m)

Two recess alcoves incorporating storage cupboards, laminate flooring and radiator. Double glazed window to rear and door into:

Kitchen (11' 05" x 9' 0") or (3.48m x 2.74m)

Fitted with a range of base and wall units with worktops over incorporating stainless steel sink and drainer. Vinyl flooring, radiator, part tiled walls and understairs storage cupboard. Double glazed window to the rear.

Vestibule

Double glazed door to the side and door into:

Bathroom/W.C. (9' 0" x 8' 09") or (2.74m x 2.67m)

Comprising walk in disabled shower, wash hand basin and low level W.C. Respatex panelling to walls, extractor fan and radiator. Polysafe wet room flooring. Double glazed obscure window to the rear.

FIRST FLOOR ACCOMMODATION

Landing

Double glazed window to the rear.

Bedroom 1 (12' 03" x 9' 02") or (3.73m x 2.79m)

Wrought iron feature fireplace, radiator and double glazed window to the front.

Bedroom 2 (9' 06" x 8' 02") or (2.90m x 2.49m)

Wall mounted gas central heating boiler, vinyl flooring and radiator. Double glazed window to the rear.

Bedroom 3 (9' 05" x 5' 05") or (2.87m x 1.65m)

Access to loft, radiator and double glazed window to the front.

Outside

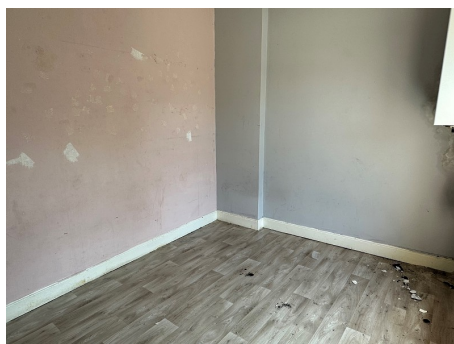
Enclosed rear garden laid mainly with astro turf, patio area and pedestrian access to the rear lane.

Tenure

Freehold

Council Tax

A



Important notice

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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.