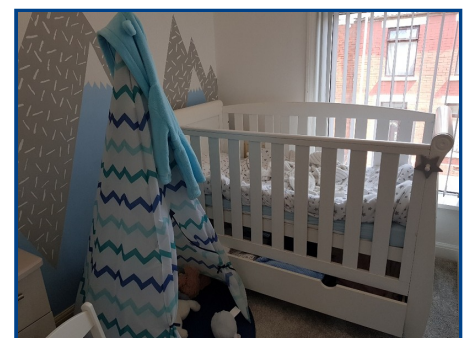
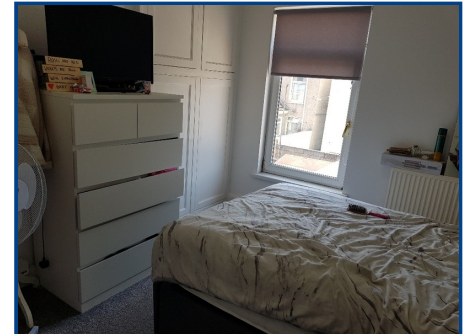
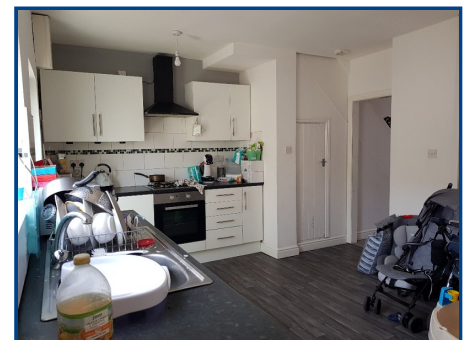
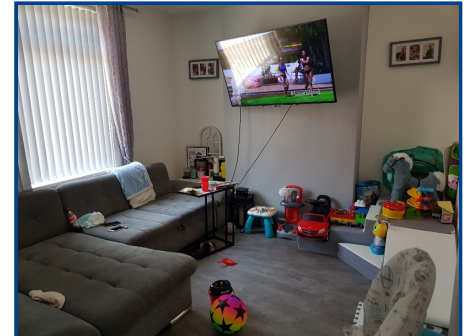


**Rees Street
Port Talbot
Neath Port Talbot.**

Price **£90,000**



- MID TERRACE PROPERTY
- THREE BEDROOMS
- ONE RECEPTION ROOM
- FITTED KITCHEN & BATHROOM/W.C.
- GAS CENTRAL HEATING
- ENCLOSED REAR GARDEN



General Description

Three bedroom mid terrace property situated close to the Town Centre with all its amenities and with good links to the M4 and the Port Talbot transport hub.

EPC Rating: C69

Property Description

Offered for sale is this three bedroom mid terrace property with the accommodation comprising of the above mentioned bedrooms, lounge with stairs to the first floor, fitted kitchen and bathroom/W.C. to the first floor. The property benefits from having gas central heating and an enclosed rear garden with rear access. The property is situated close to the Port Talbot Town Centre.

Kitchen (17' 6" Max x 11' 2" Max) or (5.33m Max x 3.41m Max)

Fitted with a range of base and wall units to include stainless steel sink unit with drainer and mixer taps. Vinyl floor, integrated oven, four ring gas hob and extractor over. Double glazed window to the rear and pvc door to utility area.

Lounge (17' 3" Max x 10' 10" Max) or (5.26m Max x 3.31m Max)

Pvc front door, laminate floor and radiator. Double glazed window to the front and stairs to the first floor.

FIRST FLOOR ACCOMMODATION

Bedroom 1 (FRONT) (11' 7" Max x 11' 0" Max) or (3.52m Max x 3.36m Max)

Carpet, radiator and double glazed window to the front.

Bedroom 2 (REAR) (10' 9" Max x 10' 0" Max) or (3.28m Max x 3.06m Max)

Carpet, radiator and double glazed window to the rear. Cupboard housing combination boiler.

Bedroom 3 (FRONT) (7' 4" Max x 5' 10" Max) or (2.24m Max x 1.79m Max)

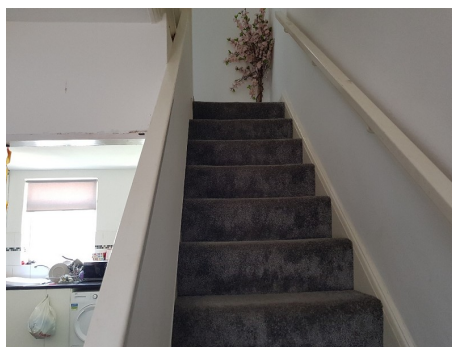
Carpet, radiator and double glazed window to the front.

Bathroom (5' 11" Max x 5' 8" Max) or (1.80m Max x 1.72m Max)

Comprising panelled bath, wash hand basin and low level W.C. Tiled splashback, Laminate floor, window and radiator.

Outside

Enclosed rear garden with rear lane access.



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.