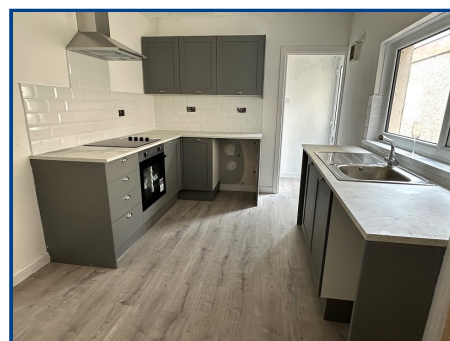
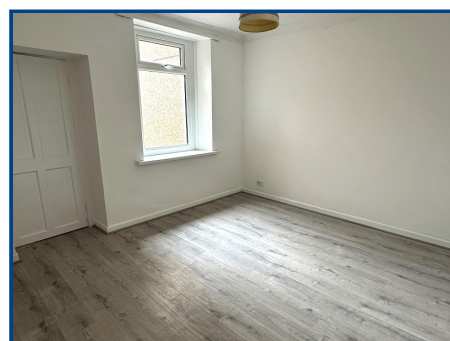


**Thomas Street
Port Talbot
Neath Port Talbot.**

Price **£110,000**



- MID TERRACE PROPERTY
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- FITTED KITCHEN
- GAS CENTRAL HEATING
- DOUBLE GLAZING



General Description

Offered for sale is this three bedroom mid terrace property situated close to the Port Talbot Town Centre with all its amenities, the Port Talbot Transport Hub and has good access to the M4 motorway. The Aberavon Beach is a short drive away with its various cafes, play areas and ice cream parlours. Council Tax Band B.

EPC Rating: E52

Thomas Street, Port Talbot, Neath Port Talbot.

Property Description

We are pleased to offer for sale this well presented three bedrooms mid terrace property with the accommodation comprising of the above mentioned bedrooms, hallway, two reception rooms, fitted kitchen and bathroom/W.C. to the ground floor. The property benefits from having gas central heating, double glazed and an enclosed rear garden.

Hall

Via double glazed entrance door with stairs to the first floor, laminate floor, coved and textured ceiling.

Lounge (11' 08" x 9' 09") or (3.56m x 2.97m)

Recess alcove incorporating meter cupboard, radiator, coved and textured ceiling. Double glazed window to the front.

Dining Room (11' 08" x 11' 04") or (3.56m x 3.45m)

Understairs storage area, laminate floor, radiator, coved and textured ceiling. Double glazed window to the rear.

Kitchen (10' 03" x 8' 09") or (3.12m x 2.67m)

Fitted with a range of base and wall units with work surfaces over incorporating stainless steel sink and drainer. Plumbing for washing machine, electric cooker and four ring ceramic hob with stainless steel extractor chimney over. Part tiled walls, laminate floor, coved and textured ceiling. Storage cupboard housing gas central heating boiler, radiator and access to roof space. Double glazed window to the side.

Vestibule

Laminate floor and double glazed window to the side.

Bathroom/W.C. (8' 08" Max x 6' 05" Max) or (2.64m Max x 1.96m Max)

Comprising panelled bath with overhead shower and glass screen, vanity pedestal wash hand basin and low level W.C. Part tiled walls, laminate floor and radiator. Double glazed obscure window to the rear.

FIRST FLOOR ACCOMMODATION

Landing

Storage cupboard, access to loft, coved and textured ceiling. Double glazed window to the rear.

Bedroom 1 (11' 07" x 8' 08") or (3.53m x 2.64m)

Radiator, coved and textured ceiling and double glazed window to the front.

Bedroom 2 (10' 01" x 9' 05") or (3.07m x 2.87m)

Radiator, coved and textured ceiling and double glazed window to the rear.

Bedroom 3 (9' 07" Max x 6' 01") or (2.92m Max x 1.85m)

Radiator, coved and textured ceiling and double glazed window to the front.

Outside

Enclosed rear garden.

Broadband and Mobile phone

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

Tenure

Freehold

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.