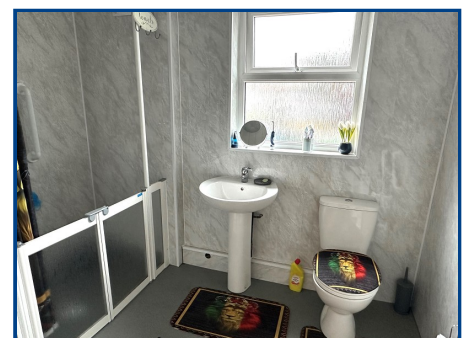


**Beach Street
Port Talbot
Neath Port Talbot.**

Price **£119,995**



- MID TERRACE PROPERTY
- THREE BEDROOMS
- LARGE RECEPTION ROOM
- SHOWER ROOM & BATHROOM
- GAS CENTRAL HEATING
- ENCLOSED REAR GARDEN
- VIEWING RECOMMENDED



General Description

We offer for sale this three bedroom mid terrace property situated close to the Port Talbot Town Centre with all its amenities and with good links to the M4, and a short drive to Aberavon beach front. Ideal investment/first time buyer. Council Tax Band B

EPC Rating: D65

Beach Street, Port Talbot, Neath Port Talbot.

Property Description

Mid terrace property situated close to all local amenities and the town centre with the accommodation comprising of entrance hall, lounge, kitchen, and shower room to the ground floor and three bedrooms and family bathroom to the first floor. The property also benefits from an enclosed rear garden, double glazing and gas central heating. No ongoing chain. Viewing is recommended.

Entrance Hall

Radiator, Laminate flooring, stairs to first floor.

Lounge (21' 05" x 10' 09") or (6.53m x 3.28m)

Window to front and rear, feature fireplace with gas fire, laminate flooring, two radiators.

Kitchen (10' 0" x 9' 01") or (3.05m x 2.77m)

Window to side, fitted with a range of base and wall units, electric oven with gas hob, stainless steel sink unit, plumbing for washing machine, vinyl flooring.

Shower Room (8' 11" x 8' 04") or (2.72m x 2.54m)

Frosted window to rear, walk in shower, low level w.c, pedestal wash hand basin, radiator, tiled flooring.

Landing

Loft access, radiator.

Bedroom 1 (14' 0" x 10' 07") or (4.27m x 3.23m)

Two windows to front, storage cupboard housing combination boiler, two radiators.

Bedroom 2 (10' 04" x 8' 03") or (3.15m x 2.51m)

Window to rear, radiator.

Bedroom 3 (10' 06" x 8' 09") or (3.20m x 2.67m)

Window to rear, radiator.

Bathroom (7' 11" x 6' 0") or (2.41m x 1.83m)

Frosted window to side, panel bath, pedestal wash hand basin, radiator.

EXTERIOR

Enclosed garden laid mainly to patio, block brick outbuilding, pedestrian gated access to rear lane.

Broadband and Mobile phone

There is broadband in the vicinity and the mobile phone signal in the area is deemed to be good.

Services

Mains electricity, mains water, mains drainage, mains gas

Tenure

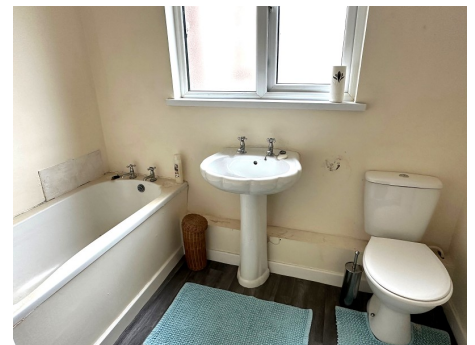
Freehold

Council Tax

B



Total area: approx. 96.2 sq. metres (1035.6 sq. feet)



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.