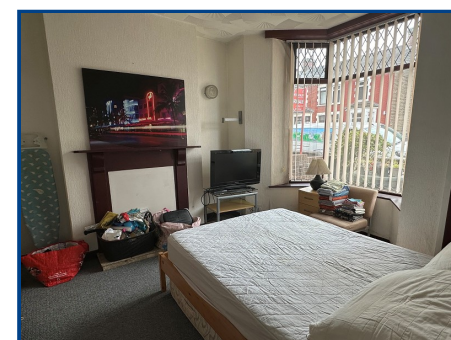
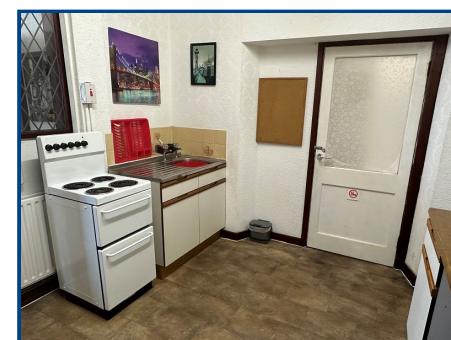
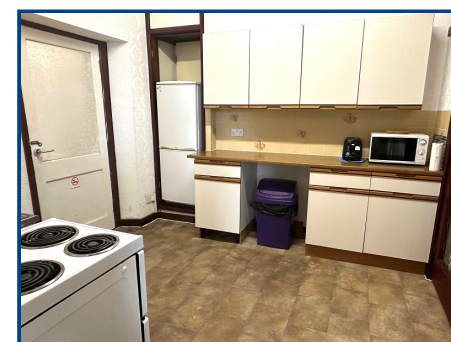


**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
14 Offices Across South Wales

Tanygroes Street Port Talbot Neath Port Talbot.

Price **£190,000**



- END TERRACE PROPERTY
- TWO ONE BEDROOM FLATS TO
- THE GROUND FLOOR
- FOUR BEDROOMS WITH SHARED
- BATHROOM, W.C. & KITCHEN
- TO THE FIRST FLOOR
- VIEWING IS RECOMMENDED

Viewing: **01639 881 556** Website: **www.ctf-uk.com** Email: **porttalbot@ctf-uk.com**

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.

General Description

This spacious multi use (subject to necessary permission) end of terrace property is situated in this popular area of Port Talbot within walking distance of the Town Centre and all its amenities, close to the M4 Motorway and a short drive away from Aberavon beach front. Council Tax Band D. Viewing is recommended to fully appreciate what this property has to offer.

Tel: **01639 881 556**

Email: **porttalbot@ctf-uk.com**

Web: **www.ctf-uk.com**

Property Description

Introducing an opportunity to purchase this spacious end of terrace property set over two floors with two 1 bedroom flats to the ground floor and four bedrooms and shared bathroom, WC and kitchen to the first floor. Externally there is a front forecourt and an enclosed rear garden with two double gates with parking for several vehicles. Ideal for extended families or an investment would suit shared accommodation or air bnb this would be subject to the necessary licences required.

Hall

Stairs to the first floor, understairs storage cupboard and fire door into:

Flat 1

Lounge/Dining Room (17' 09" x 14' 03") or (5.41m x 4.34m)

Coved and textured ceiling, two radiators, double glazed window to the side and bay window to the front.

Kitchen (10' 04" x 10' 04") or (3.15m x 3.15m)

Fitted with a range of base and wall units with worktops over incorporating stainless steel sink and drainer. Space for cooker and fridge freezer. Part tiled walls, vinyl flooring, textured ceiling and radiator.

Shower Room

Comprising double enclosed shower with overhead shower, skylight, stainless steel heated towel rail, vinyl flooring and door into:

W.C.

Fitted with wall mounted wash hand basin and low level W.C. Vinyl flooring, tiled walls and radiator.

Bedroom 1 (11' 03" x 10' 05") or (3.43m x 3.18m)

Textured ceiling, radiator, two recess alcoves and bay window to the front.

Flat 2

Lounge (12' 07" Max x 12' 04") or (3.84m Max x 3.76m)

Entered via fire door with coved and textured ceiling, radiator and two double glazed windows to the side.

Vestibule

Door into:

Kitchen (12' 04" x 10' 09") or (3.76m x 3.28m)

Two windows to the rear, door to the rear fitted with a range of base and wall units with worktops over incorporating stainless steel sink and drainer. Electric oven, four ring hob and stainless steel extractor chimney over. Plumbing for washing machine, tiled floor, open to vestibule and door into:

Shower Room & WC (7' 05" x 6' 05") or (2.26m x 1.96m)

Comprising corner shower cubicle with overhead shower, pedestal wash hand basin and low level W.C. Tiled walls, radiator, skylight to ceiling and obscure picture window to the side.

Bedroom 1 (12' 02" x 10' 07") or (3.71m x 3.23m)

Radiator and double glazed window to the side.

First Floor Landing

Window to the side.

Bedroom 1 (10' 09" x 5' 05") or (3.28m x 1.65m)

Radiator and window to the side.

Bedroom 2 (11' 06" x 9' 01") or (3.51m x 2.77m)

Radiator and window to the rear.

Bedroom 3 (11' 07" x 11' 04") or (3.53m x 3.45m)

Radiator and double glazed window to the front.

Bedroom 4 (14' 03" x 12' 03"Max Max) or (4.34m x 3.73m Max)

Radiator, textured ceiling, double glazed windows to the front and side.

Kitchen (9' 04" x 8' 07"Max Max) or (2.84m x 2.62m Max)

'L' shaped kitchen with a range of base and wall units with worktops over incorporating stainless steel sink and drainer. Space for cooker and fridge freezer. Part tiled walls, vinyl flooring, radiator and access to loft. Window to the side.

W.C.

Comprising wash hand basin and low level W.C. Vinyl flooring.

Bathroom

Comprising double shower enclosure with overhead shower, wash hand basin and low level W.C. Part tiled walls, vinyl flooring, storage cupboard housing water tank and shelving. heated towel rail and window to the side.

Outside

Front forecourt. Enclosed rear garden laid to brick pavia, two double gates and pedestrian gate to the side.

Broadband and Mobile phone

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

Tenure

Freehold

Council Tax

D

