

**Phoenix Avenue
Port Talbot
Neath Port Talbot.**

Price **£109,995**



- MID TERRACE HOUSE
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- FRONT AND REAR GARDENS
- PARKING
- PROPERTY DOES REQUIRE REFURBISHMENT
- DECEPTIVELY SPACIOUS



General Description

An opportunity to purchase this deceptively spacious mid terrace house situated in the Margam area of Port Talbot with easy access to local amenities, shops and schools. Good transport and road links are offered to Port Talbot town centre, the train station and M4 the motorway and a short drive will take you to Aberavon beach front. The property does require refurbishment but has the potential to make a lovely family home. Council Tax Band B.

EPC Rating: D68

Phoenix Avenue, Port Talbot, Neath Port Talbot.

Property Description

We have pleasure in offering for sale this spacious mid terrace house which does require refurbishment with the accommodation comprising of entrance hallway, sitting room, lounge and kitchen to the ground floor and four bedrooms and bathroom to the first floor. The property benefits from gas central heating. Externally there is a front garden with parking space and there is shared pedestrian access to the side leading to enclosed rear garden.

Entrance

Hallway

Stairs to the first floor, understairs storage cupboard, dado rail and radiator.

Sitting Room (13' 06" Max x 12' 04" Max) or (4.11m Max x 3.76m Max)

Feature fireplace, dado rail, coved and textured ceiling. Radiator and two windows to the rear.

Lounge (15' 01" Max x 12' 02" Max) or (4.60m Max x 3.71m Max)

Feature fireplace, textured ceiling, radiator and two windows to the front.

Kitchen (14' 09" Max x 7' 07" Max) or (4.50m Max x 2.31m Max)

Fitted with a range of wall and base units with worktops over incorporating stainless steel sink and drainer, electric oven and four ring electric hob with extractor fan over. Plumbing for washing machine, wall mounted central heating boiler, textured and beamed ceiling. Tiled flooring, radiator, door to the side and window to the rear.

First Floor Landing

Access to loft, dado rail and storage cupboard.

Bedroom 1 (15' 05" Max x 13' 07" Max) or (4.70m Max x 4.14m Max)

Fitted with a range of wardrobes, coved ceiling, radiator and two windows to the front.

Bedroom 2 (15' 04" Max x 11' 01" Max) or (4.67m Max x 3.38m Max)

Coved ceiling, laminate flooring, radiator and window to the rear.

Bedroom 3 (10' 05" Max x 8' 02" Max) or (3.18m Max x 2.49m Max)

Coved ceiling, laminate flooring, radiator and window to the rear.

Bedroom 4 (13' 05" Max x 9' 0" Max) or (4.09m Max x 2.74m Max)

Radiator, storage cupboard and window to the front.

Bathroom (6' 05" Max x 6' 04" Max) or (1.96m Max x 1.93m Max)

Comprising panelled bath, wash hand basin and low level W.C. Part tiled walls, textured ceiling and obscure window to the rear.

Front Garden

Front garden with pathway to the front door.

Rear Garden

Rear garden with concrete area and brick built storage area.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

B



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.