

**Dalton Road
Port Talbot
Neath Port Talbot.**

Price **£80,000**



- FIRST FLOOR FLAT
- TWO BEDROOMS
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- COMMUNAL GARDEN
- CLOSE TO BEACH FRONT
- VIEWING A MUST



General Description

PUBLIC NOTICE: Flat 5 Renoir House Dalton road, Port Talbot SA12 6SN. We are acting in the sale of the above property and have received an offer of £90,100. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC Rating C.

EPC Rating: D68

Property Description

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An opportunity to purchase a first floor flat situated in a popular location with the accommodation comprising of communal entrance hallway, staircase to first floor, hallway, Lounge, Kitchen/breakfast room, two bedrooms and bathroom. The spacious flat benefits from gas central heating, d

Double glazing and communal gardens.

Communal Entrance

Entrance Hallway

Lounge (14' 05" x 10' 09") or (4.39m x 3.28m)

Kitchen/Breakfast Room (11' 11" Max x 11' 05" Max) or (3.63m Max x 3.48m Max)

Bedroom 1 (11' 02" x 10' 09") or (3.40m x 3.28m)

Bedroom 2 (10' 09" x 7' 11") or (3.28m x 2.41m)

Bathroom (7' 07" Max x 6' 09" Max) or (2.31m Max x 2.06m Max)

Communal Garden

Services

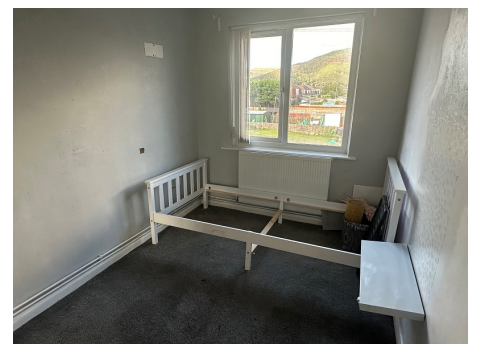
Mains electricity, mains water, mains gas, mains drainage

Tenure

Leasehold

Council Tax

A



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.