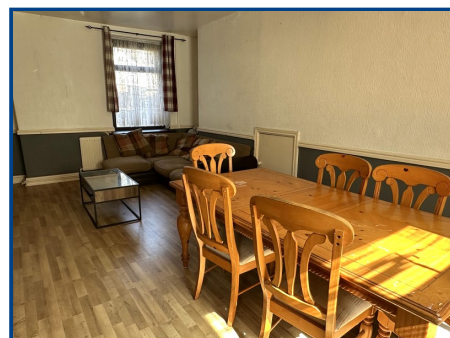


**John Street  
Aberavon  
Port Talbot  
Neath Port Talbot.**

Price **£115,000**



- MID TERRACE HOUSE
- THREE BEDROOMS
- GOOD SIZE RECEPTION ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- ENCLOSED REAR GARDEN
- INVESTMENT PROPERTY
- TENANT IN SITU



**General Description**

**INVESTMENT OPPORTUNITY - BEING SOLD WITH A TENANT IN SITU.**

Three bedroom mid terrace property situated close to the Port Talbot Town Centre with all its amenities and with good links to the M4 Motorway. The Aberavon beach is a short drive away with its various eateries, leisure complex and Cinema. Internal viewing is recommended. Council Tax Band B.

**EPC Rating: D66**

## Property Description

**AN OPPORTUNITY TO PURCHASE THIS INVESTMENT PROPERTY BEING SOLD WITH A TENANT IN SITU.** The accommodation comprises of Entrance, Lounge/dining room and kitchen to the ground floor with three bedrooms and bathroom/W.C. to the first floor. Externally there is an enclosed rear garden. Viewing is recommended.

### Porch

Via double glazed front door with tiled flooring and open to:

### Lounge/Dining Room (22' 03" x 14' 06" ) or (6.78m x 4.42m)

Stairs to the first floor, understairs storage cupboard, dado rail and laminate floor. Two radiators, double glazed windows to the front and rear. Door into:

### Kitchen (9' 02" x 8' 09" ) or (2.79m x 2.67m)

Fitted with a range of base units with worktops over incorporating stainless steel sink and drainer. Four ring electric hob with extractor chimney over, plumbing for washing machine and part tiled walls. Tiled flooring, radiator, double glazed window to the rear and double glazed door to the side.

### First Floor Accomodation

### Bedroom 1 (10' 05" x 8' 07" ) or (3.18m x 2.62m)

Radiator and double glazed window to the front.

### Bedroom 2 (10' 05" x 9' 07" ) or (3.18m x 2.92m)

Wall mounted gas central heating boiler, radiator and double glazed window to the rear.

### Bedroom 3 (7' 07" x 6' 03" ) or (2.31m x 1.91m)

Access to loft, radiator and double glazed window to the front.

### Bathroom/W.C.

Comprising panelled bath with overhead shower, pedestal wash hand basin and low level W.C. Part tiled walls, extractor fan and double glazed obscure window to the rear.

### Outside

Enclosed rear garden laid to astro turf, garden shed and pedestrian gated access to the rear lane.

### Broadband and Mobile phone

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

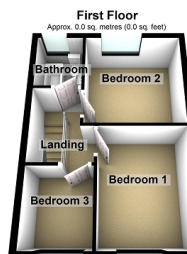
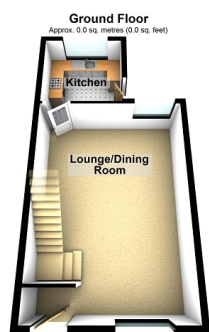
### Services

### Tenure

**FREEHOLD**

### Council Tax

**B**



Total area: approx. 0.0 sq. metres (0.0 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](mailto:surveys@ctf-uk.com).