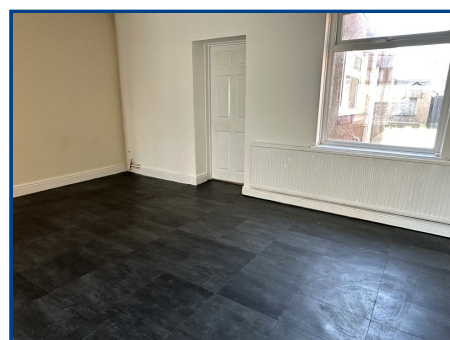
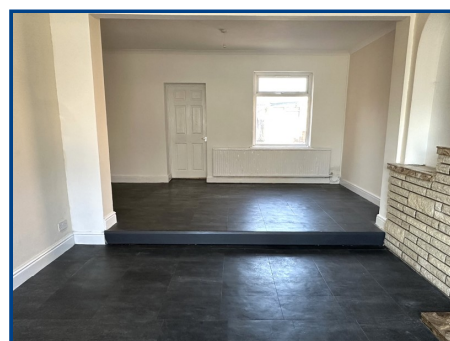
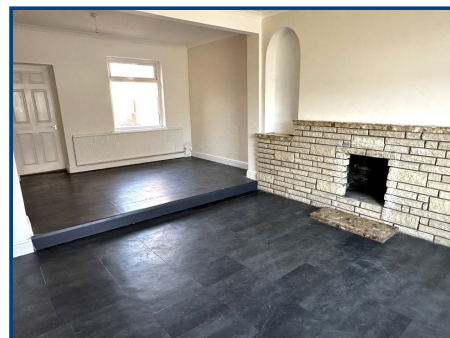


**Donnen Street
Port Talbot
Neath Port Talbot.**

Price £139,995



- MID TERRACE PROPERTY
- THREE BEDROOMS
- ONE RECEPTION ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- REAR GARDEN & GARAGE



General Description

An opportunity to purchase a mid terrace property situated in the popular area of Margam, located within easy access of local amenities, shops and schools. Good transport and road links are offered to Port Talbot town centre, Aberavon beach front and M4 motorway. Council Tax Band B.

EPC Rating: D65

Donnen Street, Port Talbot, Neath Port Talbot.

Property Description

Offered for sale is this three bedroom mid terrace property with the accommodation comprising of the above mentioned bedrooms, entrance hall, lounge/dining room, kitchen, vestibule and bathroom/W.C. to the ground floor with three bedrooms to the first floor. The property benefits from having gas central heating, double glazing, enclosed rear garden and garage.

Hall

Staircase to first floor, door into:-

Lounge/Dining Room (21' 0" Max x 16' 0" Max) or (6.40m Max x 4.88m Max)

Double glazed window to the front, double glazed window to the rear, stone feature fireplace, coved and textured ceiling, under stairs storage cupboard, two radiators.

Kitchen (11' 04" Max x 8' 04" Max) or (3.45m Max x 2.54m Max)

Double glazed window to the side, fitted with a range of wall, drawer and base units with worktops over incorporating stainless steel sink and drainer, plumbing for washing machine, space for cooker, and fridge freezer, part tiled walls, tiled flooring, door into:-

Inner Hallway

Double glazed door to the side, tiled flooring, tongue and groove panelling to walls.

Bathroom/W.C. (26' 3" Max x 20' 8" Max) or (8.0m Max x 6.30m Max)

Double glazed obscure window to the rear, fitted with disabled walk-in shower, pedestal wash hand basin and WC, part respatex panelling and part tiled walls, non slip flooring, extractor fan, radiator.

First Floor Landing

Bedroom 1 (16' 07" Max x 11' 0" Max) or (5.05m Max x 3.35m Max)

Two double glazed windows to the front, airing cupboard housing gas central heating boiler, recess alcove incorporating shelving, storage cupboard, radiator.

Bedroom 2 (10' 04" Max x 7' 09" Max) or (3.15m Max x 2.36m Max)

Double window to the rear, recess alcoves incorporating shelving, radiator.

Bedroom 3 (8' 01" x 7' 01") or (2.46m x 2.16m)

Double glazed window to the rear, access to loft, radiator.

Outside

Enclosed rear garden laid mainly to lawn, pedestrian gated access opening into rear lane.

Garage

Good size garage with double doors opening into 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

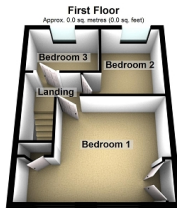
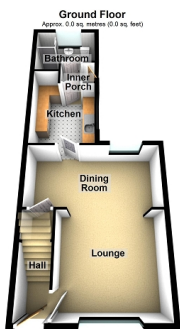
Mains electricity, mains water, mains gas, mains drainage

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.