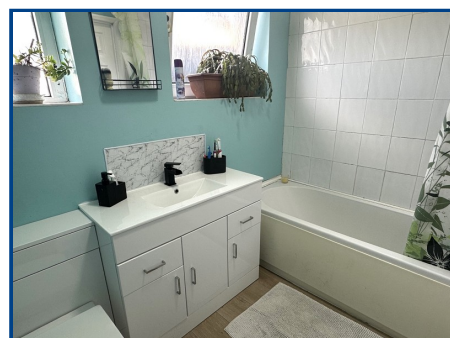
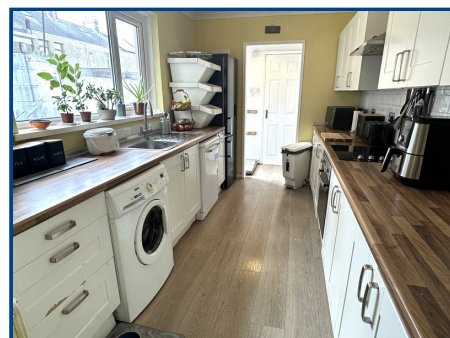
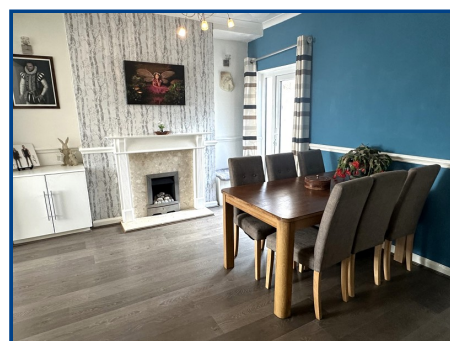


**Station Terrace
Port Talbot
Neath Port Talbot.**

Price £129,995



- MID TERRACE PROPERTY
- THREE BEDROOMS
- OPEN PLAN LOUNGE/DINING ROOM
- GROUND FLOOR BATHROOM/W.C.
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- ENCLOSED GARDEN
- OUTBUILDING



General Description

Offered for sale is this well presented three bedroom mid terrace property situated close to the Port Talbot Town Centre with all its amenities, the Port Talbot Transport Hub and with good access to the M4 Motorway. The Aberavon Beach is a short drive away with its many amenities and a Cinema. Council Tax Band B. Viewing is recommended,

EPC Rating: D62

Station Terrace, Port Talbot, Neath Port Talbot.

Property Description

We are pleased to offer for sale this well presented three bedroom mid terrace property with the accommodation comprising of entrance hall, Open plan Lounge/dining room, fitted kitchen and bathroom/W.C. to the ground floor and three bedrooms to the first floor. The property benefits from having gas central heating, double glazing and a garden to the rear. Viewing is recommended.

Hall

Via double glazed entrance door with stairs to the first floor, vinyl flooring and radiator.

Lounge (10' 05" x 10' 03") or (3.18m x 3.12m)

Two recess alcoves, dado rail, coved and textured ceiling. Laminate floor, radiator and double glazed window to the front. Open to:

Dining Room (15' 06" x 11' 02") or (4.72m x 3.40m)

Feature fireplace, two recess alcoves, coved and textured ceiling. Vertical radiator and double glazed door with side screen to the rear.

Kitchen (12' 02" x 7' 05") or (3.71m x 2.26m)

Fitted with a range of base and wall units with worktops over incorporating stainless steel sink and drainer. Electric oven, four ring halogen hob and stainless steel extractor chimney over. Plumbing for washing machine, space for fridge freezer and plumbing for dishwasher. Coved ceiling, laminate floor, radiator and double glazed window to the side.

Inner Hallway

Storage cupboard, laminate floor, double glazed door to the side and door into:

Bathroom/W.C. (7' 05" x 5' 03") or (2.26m x 1.60m)

Comprising panelled bath with overhead shower, wash hand basin set in a vanity unit and low level W.C. Part

tilled walls, laminate floor, coved ceiling and extractor fan. Stainless steel heated towel rail and two obscure double glazed windows to the rear.

First Floor Landing

Access to loft.

Bedroom 1 (14' 01" x 10' 03") or (4.29m x 3.12m)

Mirror fronted fitted wardrobes across one wall, textured ceiling and storage cupboard housing gas central heating boiler. Radiator and two double glazed windows to the front.

Bedroom 2 (11' 05" x 9' 02") or (3.48m x 2.79m)

Recess alcove with shelving, radiator and double glazed window to the rear.

Bedroom 3 (8' 04" x 6' 06") or (2.54m x 1.98m)

Textured ceiling, radiator and double glazed window to the rear.

Outside

Enclosed rear garden laid to patio and astro turf. Pedestrian gated access to the rear lane, block built storage shed currently used as a playroom but could have many uses and has lights and electric.

Broadband and Mobile phone

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

Services

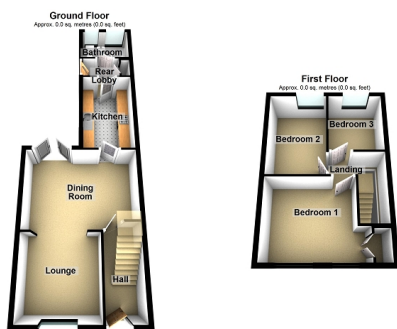
Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

B



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.