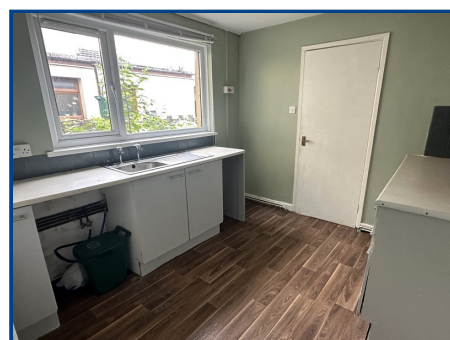
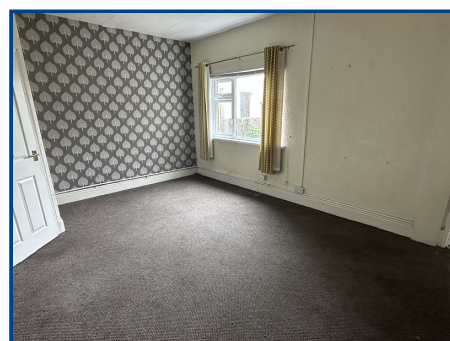
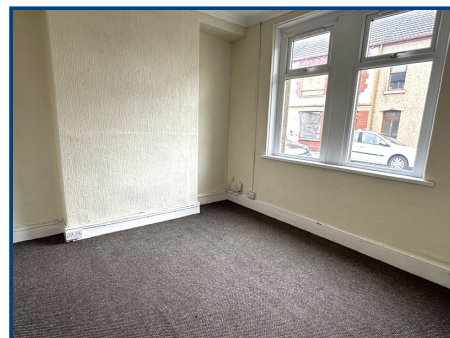


**Glyn Street
Port Talbot
Neath Port Talbot.**

Price **£89,995**



- MID TERRACE PROPERTY
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- SOLD WITH NO ONGOING CHAIN



General Description

Public Notice

11 Glyn Street Port Talbot SA12 6NF

WE are acting in the sale of the above property and have received an offer of £92,500

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place EPC rating E

EPC Rating: E51

Glyn Street, Port Talbot, Neath Port Talbot.

Property Description

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Hall

Via double glazed entrance door with stairs to the first floor and dado rail.

Lounge (11' 0" Max x 10' 02") or (3.35m Max x 3.10m)

Coved ceiling, radiator and double glazed windows to the front.

Dining Room (16' 10" x 11' 0") or (5.13m x 3.35m)

Recess alcove incorporating shelving and storage cupboard. Radiator and double glazed window to the rear. Door into:

Kitchen (10' 0" x 8' 06") or (3.05m x 2.59m)

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, part tiled walls and vinyl flooring. Radiator and double glazed window to the side.

Rear Hall

Storage cupboard with shelving and double glazed obscure window to the side.

Bathroom/W.C. (8' 06" x 5' 02") or (2.59m x 1.57m)

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

First Floor Landing

Access to loft.

Bedroom 1 (16' 10" Max x 10' 05" Max) or (5.13m Max x 3.18m Max)

Radiator and two double glazed windows to the front.

Bedroom 2 (11' 04" x 9' 05") or (3.45m x 2.87m)

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

Bedroom 3 (8' 03" x 6' 07") or (2.51m x 2.01m)

Radiator and double glazed window to the rear.

Outside

Enclosed rear garden currently overgrown with pedestrian 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.

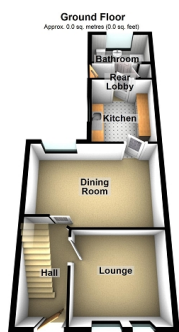
Services

Tenure

Freehold

Council Tax

A



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.