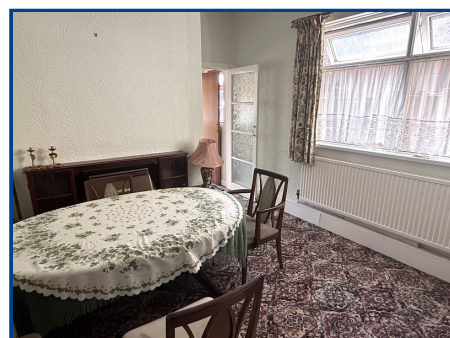
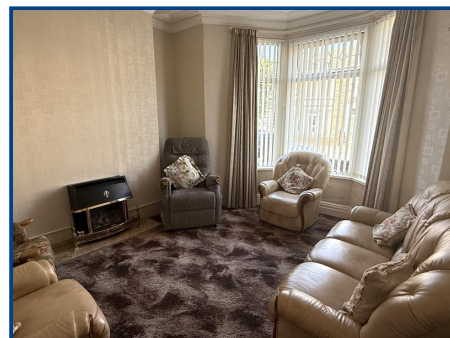


**Rice Street  
Port Talbot  
Neath Port Talbot.**

**Price £165,000**



- MID TERRACE PROPERTY
- THREE BEDROOMS
- THREE RECEPTION ROOMS
- FIRST FLOOR BATHROOM/W.C.
- GROUND FLOOR W.C.
- DOUBLE GLAZING
- PARTIAL GAS CENTRAL HEATING
- GARDEN AND GARAGE



**General Description**

**EPC Rating: D66**

Offered for sale is this three bedroom spacious mid terrace property situated in this very popular location close to local amenities, the Port Talbot Town Centre with its many shops and cafes and is also a short drive from the Aberavon Beach with its many activities, Leisure Complex and a Cinema. Council Tax Band C. Viewing is recommended.

## Rice Street, Port Talbot, Neath Port Talbot.

### Property Description

We are pleased to offer for sale this mid terrace property with the accommodation comprising of hallway, three reception rooms, kitchen and W.C. to the ground floor with three bedrooms and bathroom/W.C. to the first floor. The property benefits from having double glazing, partial gas central heating and an enclosed rear garden and garage. The property does require some updating. Viewing is recommended.

### Porch

Part tiled walls and glazed door into:

### Hall

Stairs to the first floor with understairs storage, dado rail, coved ceiling and radiator.

### Lounge (13' 02" Max x 12' 02") or (4.01m Max x 3.71m)

Gas fire set on a marble effect hearth, coved ceiling and two recess alcoves. Radiator and double glazed bay window to the front.

### Sitting Room (10' 07" x 10' 06" ) or (3.23m x 3.20m)

Gas fire set on a marble effect hearth and two recess alcoves one housing a storage cupboard. Picture rail, coved ceiling, radiator and double glazed window to the rear.

### Dining Room (12' 03" x 11' 0" ) or (3.73m x 3.35m)

Gas fire set in a wooden surround with back boiler, recess storage cupboard and understairs storage cupboard. Radiator and double glazed window to the side.

### Kitchen (11' 09" x 6' 05" ) or (3.58m x 1.96m)

Fitted with a range of wall, drawer and base units with worktops over incorporating stainless steel sink and drainer. Space for cooker and fridge freezer. Plumbing for washing machine, part tiled walls, vinyl flooring and radiator. Double glazed window to the rear.

### Inner Hallway

Vinyl flooring, double glazed door to the side and door into:

### W.C.

Comprising W.C. Vinyl flooring and double glazed obscure window to the rear.

### First Floor Landing

Access to loft, storage cupboard and dado rail.

### Bedroom 1 (16' 10" x 10' 06" ) or (5.13m x 3.20m)

Two recess alcoves, coved ceiling, double glazed window and double glazed bay window to the front.

### Bedroom 2 (10' 08" x 10' 04" ) or (3.25m x 3.15m)

Picture rail, two recess alcoves and double glazed window to the rear.

### Bedroom 3 (10' 11" x 8' 03" ) or (3.33m x 2.51m)

Storage cupboard housing water tank and shelving. Double glazed window to the rear.

### Bathroom/W.C. (6' 01" x 8' 03") or (1.85m x 2.51m)

Comprising accessible walk in shower, wash hand basin and low level W.C. Respatex panelling to walls, access to roof space and non slip flooring. Extractor fan and double glazed obscure window to the side.

### Outside

Forecourt to front, enclosed rear garden laid to lawn and patio and bordered by various trees, plants and flowers, gated pedestrian access to rear lane.

### Garage

With up and over door, working lights and electrics.

### Services

Mains electricity, mains water, mains gas, mains drainage

### Tenure

Freehold

### Council Tax

C



### 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 mis-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).