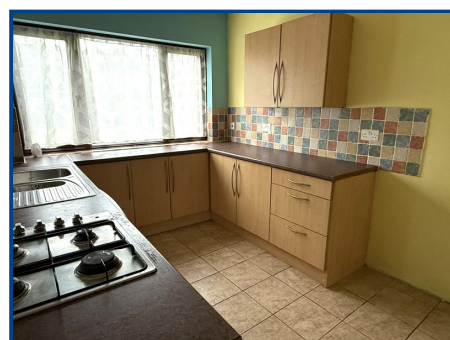
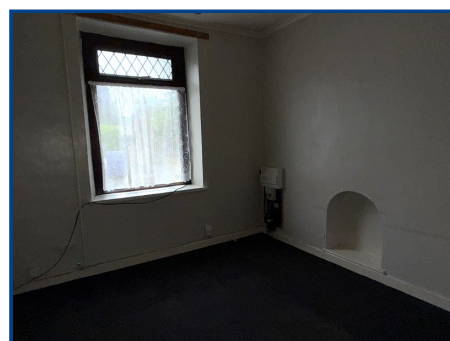
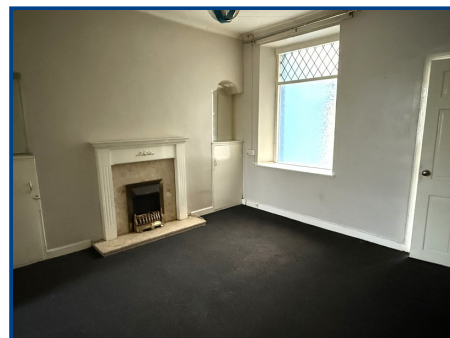


**Reginald Street
Port Talbot
Neath Port Talbot.**

Price **£100,000**



- MID TERRACE PROPERTY
- THREE BEDROOMS
- TWO RECEPTION AREAS
- GAS CENTRAL HEATING
- ENCLOSED REAR GARDEN
- VIEWING IS RECOMMENDED



General Description

Offered for sale is this three bedroom mid terrace property situated in this popular location close to the Port Talbot Town Centre with all its amenities and local Schools for all ages. The Aberavon Beach is a short drive away with various cafes, ice cream parlours, leisure centre and a cinema. Council Tax Band B.

EPC Rating: C69

Property Description

Offered for sale is this mid terrace property with the accommodation comprising of hall, two reception rooms, lean to conservatory and kitchen to the ground floor with three bedrooms and bathroom/W.C. to the first floor. The property benefits from having gas central heating and an enclosed rear garden.

Porch

Via double glazed entrance door with tiled flooring and door into:

Hall

Stairs to the first floor and door into:

Lounge (11' 03" x 10' 11") or (3.43m x 3.33m)

Feature fireplace, two recess alcoves incorporating cupboards, coved ceiling and radiator. Obscure window to the rear and archway into:

Dining Area (10' 11" x 8' 07") or (3.33m x 2.62m)

Coved ceiling and double glazed window to the front.

Kitchen (12' 10" x 8' 02") or (3.91m x 2.49m)

Fitted with a range of wall, drawer and base units with worktops over incorporating one and half bowl sink and drainer. Electric oven and four ring gas hob, plumbing for washing machine, part tiled walls and tiled flooring. Understairs storage cupboard, double glazed window to the rear, picture window to the side and door into:

Lean-To Conservatory (9' 0" x 6' 0") or (2.74m x 1.83m)

Polycarb roof, tiled flooring and double glazed French doors to the rear.

First Floor Landing

Coved ceiling and radiator.

Bedroom 1 (11' 09" x 11' 03") or (3.58m x 3.43m)

Fitted wardrobes, dado rail, radiator and double glazed window to the front.

Bedroom 2 (11' 09" x 8' 07") or (3.58m x 2.62m)

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

Bedroom 3 (8' 03" x 7' 04") or (2.51m x 2.24m)

Access to loft and double glazed window to the front.

Bathroom/W.C. (11' 09" x 8' 03") or (3.58m x 2.51m)

Comprising panelled bath, shower enclosure with overhead shower, pedestal wash hand basin and low level W.C. Tiled walls, tiled flooring, radiator and storage cupboard housing gas central heating boiler. Double glazed obscure window to the rear.

Outside

Enclosed rear garden laid to patio and lawned areas. 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.

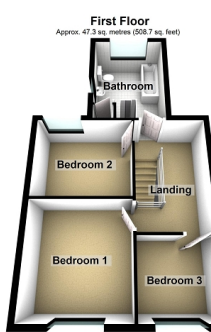
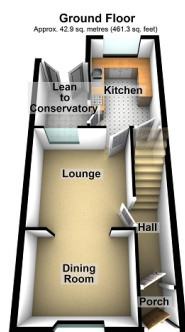
Services

Tenure

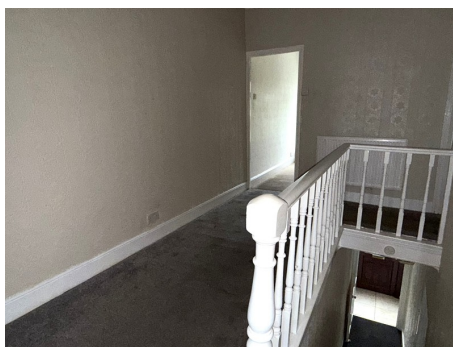
Freehold

Council Tax

B



Total area: approx. 90.1 sq. metres (970.0 sq. feet)



Important notice

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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.