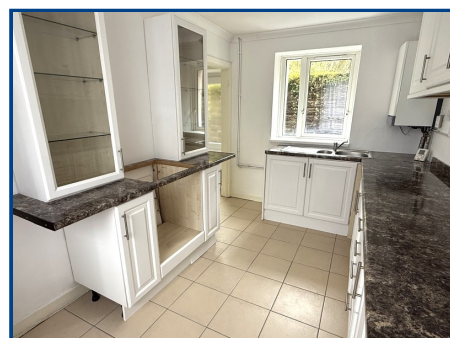


**Scotch Street
Abergwynfi
Port Talbot
Neath Port Talbot.**

Price £89,995



- SEMI DETACHED HOUSE
- TWO BEDROOMS
- ONE RECEPTION ROOM
- KITCHEN & BATHROOM
- ENCLOSED REAR GARDEN
- VIEWING IS RECOMMENDED
- NO CHAIN



General Description

Offered for sale is this two bedroom SEMI DETACHED property situated in the semi rural village of Abergwynfi which is in the Afan Valley close to the Afan Forest Park with its walking and cycling trails and there is also a local sports club there, a few local shops, Post Office, some pubs and restaurants, plus a bus route to both Port Talbot and Neath Town Centres. Council Tax Band A.

Please note the street image available for this property is incorrect

EPC Rating: C73

Property Description

We are pleased to offer for sale this two bedroom semi detached property situated in this village location with the accommodation comprising of entrance hall, lounge and kitchen to the ground floor with two bedrooms and bathroom/W.C. to the first floor. The property benefits from having gas central heating, double glazing and an enclosed rear garden.

*** Please note the street image available for this property is incorrect***

Entrance

Via double glazed door into:

Hall

Staircase to first floor, tiled flooring.

Lounge (12' 08" x 10' 08") or (3.86m x 3.25m)

Double glazed windows to the front and rear, feature fireplace, two recess alcoves, tiled flooring, radiator.

Kitchen (12' 08" x 8' 04") or (3.86m x 2.54m)

Double glazed windows to the front and rear, double glazed door to rear, fitted with a range of wall, drawer, display and base units with worktops over incorporating sink and drainer, tiled flooring, under stairs storage cupboard, radiator.

First Floor Landing

Bedroom 1 (12' 08" x 8' 02") or (3.86m x 2.49m)

Double glazed window to the front, radiator.

Bedroom 2 (10' 09" x 6' 08") or (3.28m x 2.03m)

Double glazed window to the front, storage cupboard, radiator.

Bathroom/W.C.

Double glazed obscure window to the rear, fitted with panelled bath, wash hand basin and low level WC, wood effect tiled flooring, part tiled walls, radiator.

Outside

Patio area with steps leading to an enclosed rear garden laid mainly to lawn. Outstanding mountain views.

Services

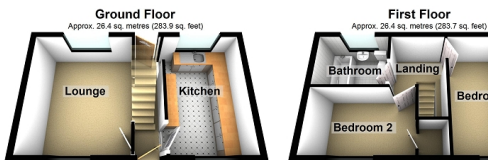
Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

A



Total area: approx. 52.7 sq. metres (567.5 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.