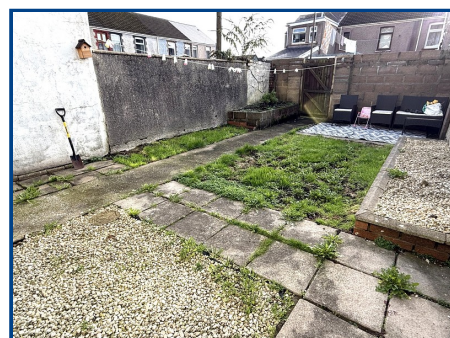
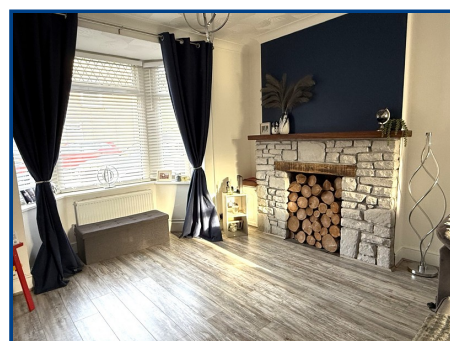


**New Street
Aberavon
Port Talbot
Neath Port Talbot.**

Price £140,000



- MID TERRACE HOUSE
- WELL PRESENTED
- THREE BEDROOMS
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- ENCLOSED REAR GARDEN
- IDEAL FIRST TIME BUY



General Description

Mid terrace property situated close to the Port Talbot Town Centre with all its amenities, the Port Talbot Transport Hub and with good links to the M4. a short drive will take you to Aberavon beach front. Ideal first time purchase. Council Tax band B.

EPC Rating: C70

New Street, Aberavon, Port Talbot, Neath Port Talbot.

Property Description

Well presented terrace house situated in a popular location with the accommodation comprising of entrance hallway, lounge/dining room and kitchen to the ground floor and three bedrooms and bathroom to the first floor. The property benefits from double glazing, gas central heating and an enclosed rear garden. Viewing highly recommended.

Entrance

Via composite door into:-

Hallway

Staircase to first floor, laminate flooring, textured ceiling, radiator, door into:-

Lounge/Dining Room (20' 10" Max x 12' 06" Max) or (6.35m Max x 3.81m Max)

Double glazed bay window to the front, double glazed window to the rear, feature fireplace, laminate flooring, coved and textured ceiling, under stairs storage cupboard, two radiators.

Kitchen (12' 08" x 9' 0") or (3.86m x 2.74m)

Double glazed windows to the side and rear, fitted with a range of wall, drawer and base units with complimentary work surfaces over incorporating one and a half bowl sink and drainer, electric oven and four ring ceramic hob with extractor fan over, plumbing for washing machine, space for fridge freezer, tiled flooring, radiator.

First Floor Landing

Access to loft, airing cupboard housing shelving and radiator.

Bedroom 1 (15' 11" Max x 9' 04" Max) or (4.85m Max x 2.84m Max)

Two double glazed windows to the front, textured ceiling, radiator.

Bedroom 2 (11' 03" Max x 10' 09" Max) or (3.43m Max x 3.28m Max)

Double glazed window to the rear, textured ceiling, radiator.

Bedroom 3 (9' 01" x 5' 05") or (2.77m x 1.65m)

Double glazed window to side, textured ceiling, cupboard housing gas central heating boiler, radiator.

Bathroom

Fitted with P shaped bath with over head shower and side screen, wash hand basin and low level WC, respatex panelling to the walls, tiled flooring, extractor fan, heated towel rail.

EXTERNALLY

Forecourt to front, enclosed rear garden laid to lawn and gravel, pedestrian gated access to the rear.

Services

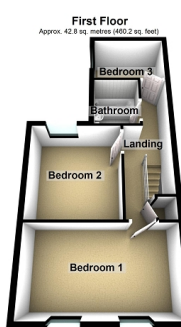
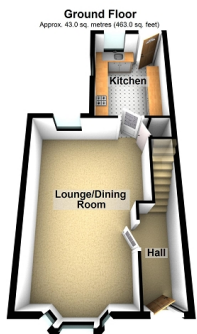
Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

B



Total area: approx. 85.8 sq. metres (923.2 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.