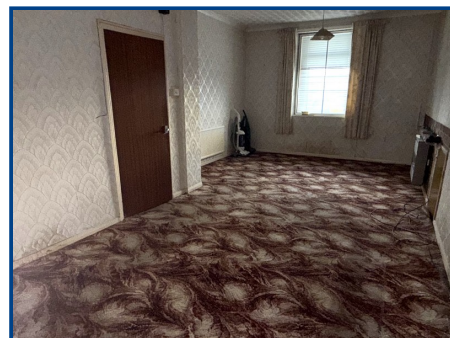


**Tor-Y-Mynydd
Baglan
Port Talbot
Neath Port Talbot.**

Price £60,000



- SEMI DETACHED PROPERTY
- THREE BEDROOMS
- ONE RECEPTION ROOM
- GAS CENTRAL HEATING
- ENCLOSED REAR YARD AREA
- NEEDS RENOVATION
- CASH BUYERS ONLY



General Description

CASH BUYERS ONLY - In need of renovation is this three bedroom semi detached property situated close to local amenities and with easy access to both Neath and Port Talbot Town Centres. There is also good access to the M4 Motorway and the Aberavon Beach is a short drive away with its various activities, eateries, leisure centre and a cinema. Council Tax Band B.

Tor-Y-Mynydd, Baglan, Port Talbot, Neath Port Talbot.

Property Description

CASH BUYERS ONLY - Offered for sale is this three bedroom semi detached property with the accommodation comprising of entrance hall, lounge/dining room, kitchen and bathroom with separate W.C. to the ground floor and three bedrooms to the first floor. The property benefits from having gas central heating and an enclosed rear yard. The property does require renovation.

Hall

Entered via double glazed door with stairs to the first floor.

Lounge/Dining Room (23' 09" x 12' 01") or (7.24m x 3.68m)

Gas fire, coved ceiling, two radiators, window to the rear and double glazed window to the front.

Kitchen (12' 02" x 10' 03") or (3.71m x 3.12m)

Fitted with a sink and drainer, space for cooker and plumbing for washing machine. Understairs storage cupboard and window to the side.

Inner Hall

Double glazed door to the side.

Bathroom

Comprising shower and wash hand basin. Tiled walls and obscure window to the rear.

W.C.

Comprising W.C. Obscure window to the rear.

First Floor Landing

Access to loft.

Bedroom 1 (16' 0" x 11' 06") or (4.88m x 3.51m)

Radiator and two double glazed windows to the front.

Bedroom 2 (12' 05" x 9' 09") or (3.78m x 2.97m)

Radiator, storage cupboard housing water tank and window to the rear.

Bedroom 3 (12' 0" x 10' 01") or (3.66m x 3.07m)

Radiator and window to the side.

Outside

Enclosed rear yard with storage shed and pedestrian gated access to the side of the property.

Broadband and Mobile phone

Broadband is available in the vicinity and the mobile phone signal in the area is deemed to be good.

Services

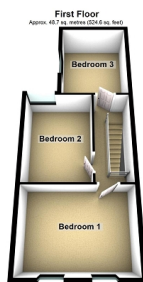
Mains electricity, mains water, mains gas, mains drainage

Tenure

Leasehold

Council Tax

B



Total area: approx. 106.2 sq. metres (1143.0 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 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.