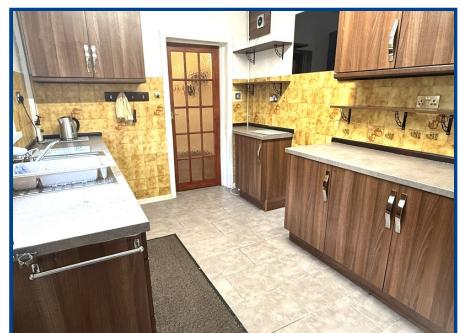


**Rees Street
Port Talbot
Neath Port Talbot.**

Price **£120,000**



- MID TERRACE PROPERTY
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- GAS CENTRAL HEATING
- BATHROOM/W.C. & G/FLOOR W.C.
- NEEDS SOME MODERNISATION



General Description

Deceptively spacious mid terrace property in need of modernisation with the added benefit of two separate garages, situated close to the Port Talbot Town Centre, the Port Talbot Transport Hub and with easy access to the M4 Motorway. The Aberavon Beach is a short drive away with its many children's activities and play areas, there is also a Cinema and a Leisure Centre. Council Tax Band B.

Property Description

Offered for sale is this four bedroom mid terrace property with the accommodation comprising of hallway, two reception rooms, kitchen, vestibule and W.C. to the ground floor and with four bedrooms and bathroom/W.C. to the first floor. The property benefits from having gas central heating, double glazing, rear patio garden and two garages with the land leased from the Council at £90 PA per garage.

Hallway

Stairs to the first floor, understairs storage area, textured ceiling, dado rail and radiator.

Lounge (11' 02" x 10' 08") or (3.40m x 3.25m)

Coved and textured ceiling, radiator and double glazed window to the front.

Dining Room (17' 07" x 11' 05") or (5.36m x 3.48m)

Feature fireplace incorporating electric fire, two recess alcoves and three wall lights. Textured ceiling, radiator and double glazed window to the rear.

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

Fitted with a range wall, drawer and base units with worktops over incorporating stainless steel sink and drainer. Plumbing for washing machine, part tiled walls, tiled flooring and space for cooker. Space for fridge freezer, textured ceiling, radiator and double glazed window to the side. Door into:

Inner Hall

Part tiled walls, tiled flooring, double glazed obscure window to the rear and double glazed obscure door to the side. Door into:

W.C.

Comprising wall mounted central heating boiler. Fitted with W.C. Part tiled walls, tiled flooring and double glazed obscure window to the rear.

First Floor Landing

Access to loft, two double fitted wardrobes, storage cupboard and textured ceiling.

Bedroom 1 (11' 02" x 11' 02") or (3.40m x 3.40m)

Coved and textured ceiling, radiator and double glazed window to the front.

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

Coved and textured ceiling. Fitted wardrobe across one wall, radiator and double glazed window to the rear.

Bedroom 3 (8' 08" x 8' 02") or (2.64m x 2.49m)

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

Bedroom 4 (6' 04" x 5' 06") or (1.93m x 1.68m)

Textured ceiling and double glazed window to the front.

Bathroom/W.C. (6' 01" x 5' 0") or (1.85m x 1.52m)

Comprising corner shower enclosure, pedestal wash hand basin and low level W.C. Tiled walls, vinyl flooring, textured ceiling and radiator. Double glazed obscure window to the side.

Outside

Enclosed rear patio garden, potting shed and pedestrian gated access to the rear lane.

Two single garages with double doors, the land is leased from the Council at £90.00 PA per garage. One has an inspection pit.

Broadband and Mobile phone

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

Note.

Probate has been applied for but not yet granted.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

B



Total area: approx. 99.2 sq. metres (1068.2 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.

