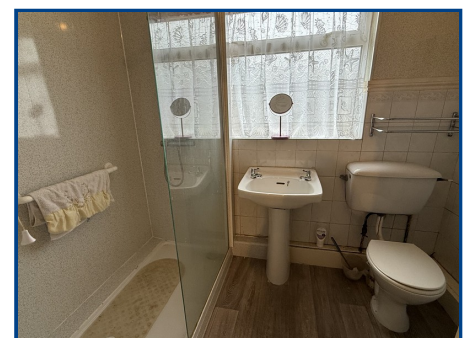
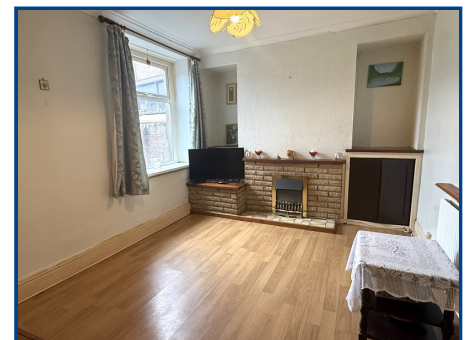


**Brook Street  
Port Talbot  
Neath Port Talbot.**

Price **£95,000**



- MID TERRACE PROPERTY
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- GROUND FLOOR BATHROOM/W.C.
- DOUBLE GLAZING
- ENCLOSED REAR GARDEN



## General Description

Offered for sale is this three bedroom mid terrace property situated close to the Port Talbot Town Centre with its many amenities including shops, bars and eateries. The Aberavon Beach is a short drive away with many children's activities, a Leisure Centre and a Cinema. Also located in the vicinity is Margam Park with its historic castle, walking and hiking trails. Council Tax Band B.

# Brook Street, Port Talbot, Neath Port Talbot.

## Property Description

Located close to the Port Talbot Town Centre is this three bedroom mid terrace property which does require refurbishment with the accommodation comprising of entrance porch, hallway, lounge, sitting room, kitchen, vestibule, lean-to and bathroom/W.C. to the ground floor with three bedrooms to the first floor. The property benefits from having double glazing, partial gas central heating and an enclosed rear garden.

## Porch

Via double glazed entrance door with part tiled walls and door into:

## Hall

Laminate floor, staircase to the first floor and radiator.

## Lounge (13' 06" x 10' 0" ) or (4.11m x 3.05m)

Feature fireplace, two recess alcoves, coved ceiling and radiator. Double glazed window to the front.

## Sitting Room (14' 01" x 10' 05") or (4.29m x 3.18m)

Two recess alcoves incorporating storage, feature fireplace, laminate flooring and coved ceiling. Radiator, double glazed window to the rear and door into:

## Kitchen (11' 02" x 7' 08" ) or (3.40m x 2.34m)

Fitted with a range of wall, drawer and base units with worktops over incorporating stainless steel sink and drainer. Understairs storage cupboard, vinyl flooring, coved ceiling and radiator. Double glazed window to the rear and door into:

## Inner Hall

Tiled walls, vinyl flooring, textured ceiling, storage cupboard and double glazed door to the side.

## Bathroom/W.C. (7' 08" x 5' 05" ) or (2.34m x 1.65m)

Comprising double walk in shower with glass side screen, wash hand basin and W.C. Part tiled walls, part respatex

panelling, vinyl flooring and radiator. Double glazed obscure window to the rear.

## Lean To

Plumbing for washing machine, sink and drainer and tiled flooring. Windows to the side and front and door to the rear.

## First Floor Landing

Textured ceiling and double glazed window to the rear.

## Bedroom 1 (11' 04" x 10' 03"Max Max) or (3.45m x 3.12m Max)

Textured ceiling and double glazed window to the front.

## Bedroom 2 (10' 04" x 9' 02" ) or (3.15m x 2.79m)

Textured ceiling, storage cupboard housing gas central heating boiler and double glazed window to the rear.

## Bedroom 3 (8' 04" x 6' 05" ) or (2.54m x 1.96m)

Textured ceiling, access to loft and double glazed window to the front.

## Outside

Enclosed rear garden laid to lawn and patio bordered by plants and shrubs. 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

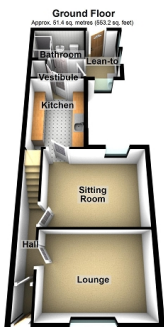
Mains electricity, mains water, mains gas, mains drainage

## Tenure

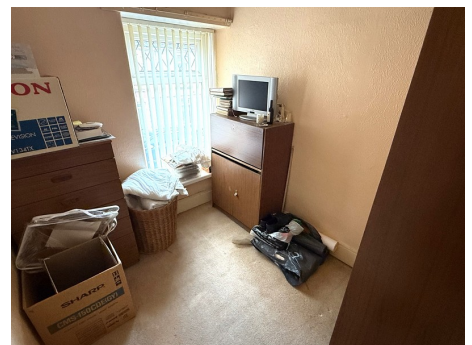
Freehold

## Council Tax

B



Total area: approx. 82.8 sq. metres (891.2 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 12 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](mailto:surveys@ctf-uk.com).

## Money Laundering Regulations

As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.