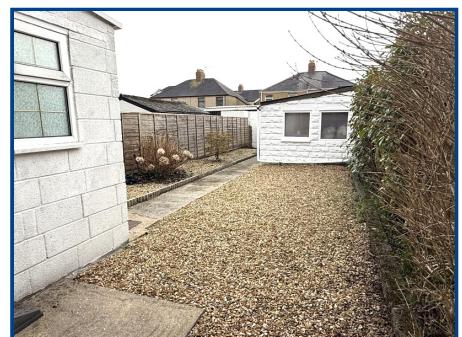


**Maesgwyn Street  
Port Talbot  
Neath Port Talbot.**

Price **£165,000**



- MID TERRACE PROPERTY
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM
- GAS CENTRAL HEATING
- GARDENS & GARAGE
- VIEWING IS RECOMMENDED



**General Description**

We are pleased to offer for sale this three bedroom mid terrace property situated close to the Port Talbot Town Centre with its many shops, bars and restaurants. The Aberavon Beach is a short driveway with many children's activities, a Leisure Centre and a Cinema. There is also good access to the M4 Motorway. Council Tax Band B.

# Maesgwyn Street, Port Talbot, Neath Port Talbot.

## Property Description

Offered for sale is this three bedroom mid terrace property with the accommodation comprising of hallway, two reception rooms, fitted kitchen/breakfast room, rear porch and W.C. to the ground floor with three bedrooms and bathroom/W.C. to the first floor. The property benefits from having gas central heating, double glazing, gardens and garage but does require updating. Viewing is recommended.

## Hallway

Stairs to the first floor, under stairs storage cupboard, two wall lights and smoke alarm.

## Sitting Room (11' 01" x 11' 01" ) or (3.38m x 3.38m)

Tiled fireplace, picture rail, coved ceiling and radiator. Double glazed bay window to the front.

## Lounge/Dining Room (15' 05" x 10' 05" ) or (4.70m x 3.18m)

Feature fireplace, two recess alcoves, coved ceiling and radiator. Double glazed patio doors to the rear.

## Kitchen / Breakfast Room (17' 0" x 7' 06"Max Max) or (5.18m x 2.29m Max)

Fitted with a range of wall and base units with worktops over incorporating stainless steel sink and drainer. Plumbing and space for washing machine, tiled flooring, part tiled walls, coved and textured ceiling. Access to roof space, radiator, extractor fan and double glazed window to the side. Double glazed door leading to:

## Rear Porch

Polycarb roof, double glazed door to the rear and door into:

## W.C.

Comprising wash hand basin and W.C.

## First Floor Landing

Access to loft, coved and textured ceiling.

## Bedroom 1 (11' 08" x 10' 0" ) or (3.56m x 3.05m)

Two fitted wardrobes, coved ceiling, radiator and double glazed window to the front.

## Bedroom 2 (11' 02" x 11' 01" ) or (3.40m x 3.38m)

Airing cupboard housing gas central heating boiler, storage cupboard, picture rail and coved ceiling. Radiator and double glazed window to the rear.

## Bedroom 3 (7' 01" x 5' 07" ) or (2.16m x 1.70m)

Double glazed window to the front.

## Bathroom/W.C. (6' 01" x 5' 04" ) or (1.85m x 1.63m)

Comprising shower, pedestal wash hand basin and low level W.C. Non slip wet room flooring, respatex panelling to walls, radiator and double glazed obscure window to the rear.

## Outside

Front forecourt. Enclosed rear garden laid to gravel and pedestrian gated access to the rear lane. Garage with up and over doors into the rear lane, inspection pit, working lights and electric.

## 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

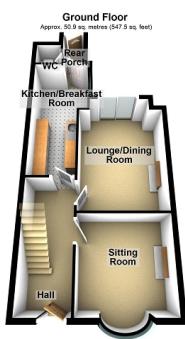
Mains electricity, mains water, mains gas, mains drainage

## Tenure

Not Specified

## Council Tax

B



Total area: approx. 87.5 sq. metres (941.7 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](mailto:surveys@ctf-uk.com).