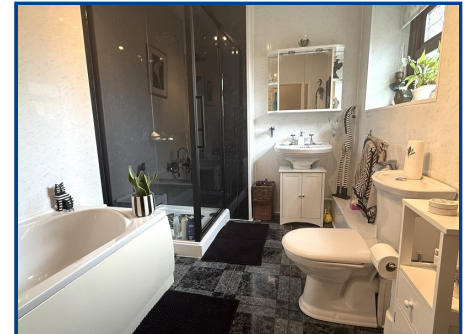
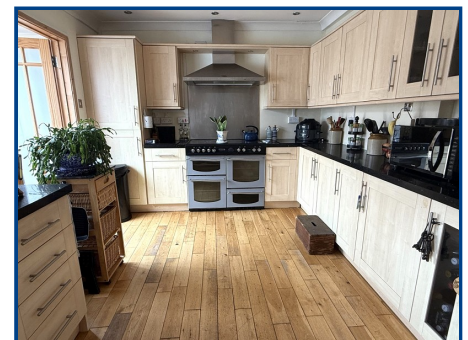


**Carlos Street  
Port Talbot  
Neath Port Talbot.**

Price **£149,995**



- MID TERRACE HOUSE
- TOWN CENTRE LOCATION
- THREE BEDROOMS
- CONSERVATORY
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- GOOD SIZE ENCLOSED GARDEN
- VIEWING RECOMMENDED



**General Description**

Offered for sale is this three bedroom mid terrace property situated within walking distance of the Port Talbot Town Centre with all its amenities. The Aberavon Beach is a short drive away and has various play areas, cafes and ice cream parlours and the property has good access to the M4 Motorway. Council Tax Band B.

**EPC Rating: E53**

# Carlos Street, Port Talbot, Neath Port Talbot.

## Property Description

We have pleasure in offering for sale this spacious mid terraced house situated in a very popular location close to the town centre with the accommodation comprising of porch, hallway, lounge/dining room, fitted kitchen and conservatory 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 and a garden to the rear. Viewing is recommended.

## Entrance

Double glazed entrance door into porch with wooden flooring and door into:

## Hallway

Stairs to the first floor, textured ceiling, wooden flooring and door into:

## Lounge/Dining Room (22' 0" Max x 13' 06" Max) or (6.71m Max x 4.11m Max)

Feature fireplace incorporating electric fire, recess alcove with shelving, understairs storage cupboard and double glazed window to the front. Door into:

## Kitchen (15' 07" x 10' 02") or (4.75m x 3.10m)

Fitted with a range of wall, drawer and base units with complementary work surfaces over incorporating stainless steel one and half bowl sink and drainer, a range oven with five ring electric hob and hotplate with stainless steel extractor chimney over. Integrated fridge freezer, washing machine, tumble dryer and dishwasher. Storage cupboard housing gas central heating boiler, wooden flooring, coving and spotlights to ceiling. Double glazed window to the rear and double doors into:

## Conservatory (9' 05" x 8' 08") or (2.87m x 2.64m)

Of dwarf brick wall construction with double glazed windows to the side and rear, polycarb roof, wall lights and wooden flooring. Radiator and double glazed French doors to the rear.

## First Floor Landing

Storage cupboard, access to loft via pull down ladder the loft is insulated, boarded and has a velux windows to the rear and front. Textured ceiling and radiator.

## Bedroom 1 (10' 01" x 9' 06") or (3.07m x 2.90m)

Double wardrobe, textured ceiling, radiator and double glazed window to the rear.

## Bedroom 2 (13' 08" x 7' 06") or (4.17m x 2.29m)

Textured ceiling and double glazed window to the front.

## Bedroom 3 (9' 08" x 7' 05") or (2.95m x 2.26m)

Textured ceiling and double glazed window to the front.

## Bathroom (10' 05" x 7' 01") or (3.18m x 2.16m)

Comprising shower enclosure, panelled Jacuzzi bath with shower hose, pedestal wash hand basin and low level W.C. Respotex panelling to walls, tiled flooring, heated towel rail and double glazed obscure window to the rear.

## EXTERNALLY

Good size enclosed rear garden laid to decking and astro turf bordered by a range of flowers, plants and shrubs. Storage shed and 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

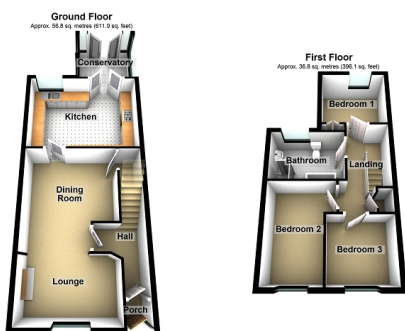
Mains electricity, mains water, mains gas, mains drainage

## Tenure

Freehold

## Council Tax

B



Total area: approx. 93.6 sq. metres (1008.0 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 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.