

Total area: approx. 83.9 sq. metres (903.5 sq. feet)

**Water Street
Port Talbot
Neath Port Talbot.**

Price £79,950



- MID TERRACE PROPERTY
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- IN NEED OF UPDATING
- GAS CENTRAL HEATING
- ENCLOSED REAR GARDEN

General Description

EPC Rating: D67

Offered for sale is this four bedroom mid terrace property situated very close to the Port Talbot Town Centre with its many shops, bars and restaurants and also has easy access to the M4 Motorway. The Aberavon Beach is a short drive away with many children's activities, a Leisure Centre and a Cinema. The property is in need of updating. Council Tax Band A.

Viewing: **01639 881 556**

Website: www.ctf-uk.com

Email: porttalbot@ctf-uk.com

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

Tel: **01639 881 556**

Email: porttalbot@ctf-uk.com

Web: www.ctf-uk.com

Water Street, Port Talbot, Neath Port Talbot.

Property Description

Offered with No Ongoing Chain is this four bedroom mid terrace property with the accommodation comprising of entrance hall, two reception rooms, inner hallway, kitchen and bathroom/W.C. to the ground floor with four bedrooms to the first floor. The property benefits from having gas central heating, double glazing and a good size enclosed rear garden.

Hall

Via double glazed front door with laminate floor, stairs to the first floor and radiator.

Lounge (11' 05" x 10' 06") or (3.48m x 3.20m)

Two recess alcoves incorporating storage cupboards, laminate floor and radiator. Double glazed window to the front.

Dining Room (12' 0" x 10' 03") or (3.66m x 3.12m)

Two recess alcoves, understairs storage cupboard, laminate floor and radiator. Double glazed window to the rear.

Kitchen (9' 07" x 8' 09") or (2.92m x 2.67m)

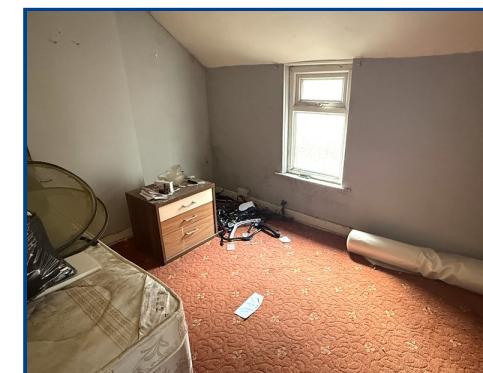
Fitted with wall, drawer and base units with work tops over incorporating one and half bowl sink and drainer. Electric oven and four ring electric cooker with extractor fan over and plumbing for washing machine. Part tiled walls, tiled flooring, wall mounted gas central heating boiler and double glazed window to the side.

Inner Hall

Part tiled walls, tiled flooring, radiator and double glazed door to the side.

Bathroom/W.C. (8' 06" x 6' 03") or (2.59m x 1.91m)

Comprising bath, pedestal wash hand basin and low level W.C. Part tiled walls, vinyl



Water Street, Port Talbot, Neath Port Talbot.

Access to loft, radiator and double glazed window to the front.

Outside

Good size enclosed rear garden laid mainly to lawn with patio area.

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

A