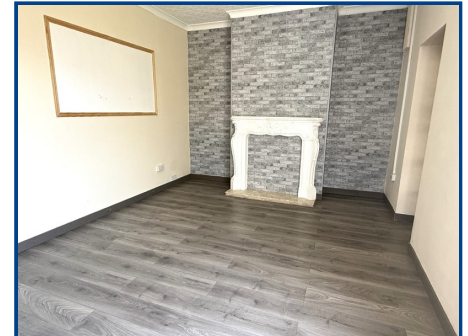


**Enfield Street
Port Talbot
Neath Port Talbot.**

Price **£99,995**



- MID TERRACE PROPERTY
- TWO BEDROOMS
- TWO RECEPTION ROOMS
- BATHROOM WITH SEPARATE W.C.
- GAS CENTRAL HEATING
- VIEWING IS RECOMMENDED



General Description

EPC Rating: D60

We are pleased to offer for sale this well presented two bedroom mid terrace property situated close to the Port Talbot Town Centre with its many amenities and the Aberavon Beach is a short drive away with many children's activities, a Cinema and a Leisure Centre. Also in the vicinity is the Margam Park with its historic castle, walking and biking trails. Council Tax Band A. Viewing is recommended.

Enfield Street, Port Talbot, Neath Port Talbot.

Property Description

Offered for sale is this two bedroom mid terrace property with the accommodation comprising of entrance hall, two reception rooms, kitchen, inner hallway, bathroom and separate W.C. to the ground floor with two bedrooms to the first floor. The property benefits from having gas central heating, double glazing and an enclosed rear garden. Viewing is recommended.

Hall

Via double glazed entrance door with stairs to the first floor, understairs storage area, tiled flooring and radiator.

Lounge (11' 0" x 10' 06") or (3.35m x 3.20m)

Two recess alcoves incorporating storage cupboard, coved ceiling, radiator and double glazed window to the front.

Dining Room (16' 08" x 11' 03") or (5.08m x 3.43m)

Feature fireplace, two recess alcoves, coved ceiling and laminate floor. Radiator and double glazed window to the rear.

Kitchen (11' 08" x 8' 07") or (3.56m x 2.62m)

Fitted with a range of wall, drawer and base units with complementary work surfaces over incorporating stainless steel sink and drainer, electric oven and four ring gas hob with extractor chimney over. Wall mounted gas central heating boiler, tiled walls, tiled flooring and plumbing for washing machine. Coved ceiling, radiator and double glazed window to the side.

Inner Hall

Tiled walls and floor. Textured ceiling and double glazed door to the side.

Bathroom

Comprising bath with shower hose and vanity wash hand basin. Tiled shower enclosure, respotex panelling to walls and tiled flooring. Vertical radiator and double glazed obscure window to the rear.

W.C.

Comprising low level W.C. Tiled walls and flooring. Textured ceiling, radiator and double glazed obscure window to the rear.

First Floor Landing

Access to loft.

Bedroom 1 (16' 07" Max x 10' 04" Max) or (5.05m Max x 3.15m Max)

Vertical radiator, coved ceiling and two double glazed windows to the front.

Bedroom 2 (16' 07" Max x 11' 08" Max) or (5.05m Max x 3.56m Max)

Two radiators, coved ceiling and two double glazed windows to the rear.

Outside

Enclosed rear garden with 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

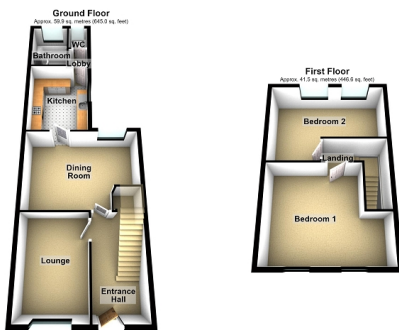
Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

A



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.

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.