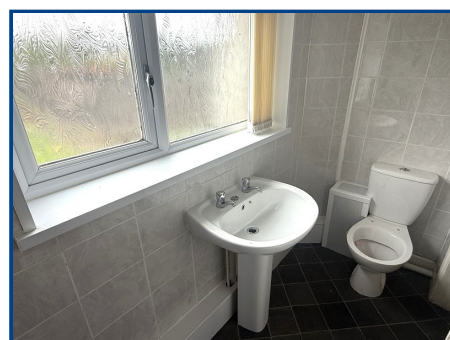
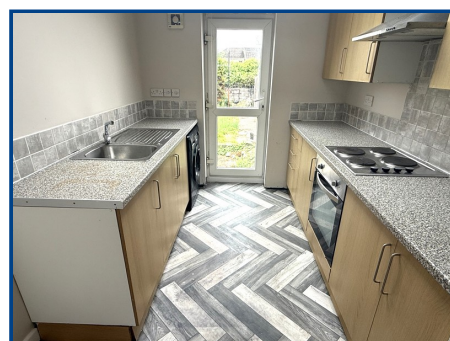
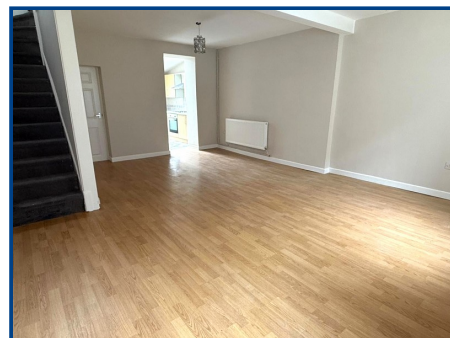


**Llewellyn Street
Port Talbot
Neath Port Talbot.**

Price **£99,995**



- MID TERRACE PROPERTY
- THREE BEDROOMS
- LOUNGE
- GROUND FLOOR BATHROOM
- GAS CENTRAL HEATING
- VIEWING IS RECOMMENDED
- NO CHAIN



General Description

Mid terrace house with the accommodation comprising of lounge, kitchen and bathroom to the ground floor and three bedrooms to the first floor. Externally there is an enclosed rear garden. The property is situated close to the Port Talbot Town Centre with many shops, bars and restaurants. The Aberavon Beach is a short drive away with children's activities, a Cinema and a Leisure Centre. Also in the local vicinity is Margam Park and the Afan Forest Park with walking, hiking and biking trails. Viewing is recommended. Council Tax Band A. Ideal first time purchase.

EPC Rating: D67

Property Description

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Lounge (20' 0" Max x 15' 0" Max) or (6.10m Max x 4.57m Max)

Via double glazed entrance door with understairs storage cupboard and stairs to the first floor. Two radiators, laminate floor and double glazed window to the front.

Kitchen (8' 09" x 7' 02") or (2.67m x 2.18m)

Fitted with a range of wall, drawer and base units with worktops over incorporating stainless steel sink and drainer. Electric oven and four ring electric hob with extractor chimney over. Plumbing for washing machine, velux window to ceiling, vinyl flooring and double glazed door to the rear.

Rear Entrance Hall

Wall mounted gas central heating boiler, vinyl flooring and door into:

Bathroom/W.C.

Comprising shower enclosure with overhead shower, pedestal wash hand basin and low level W.C. Tiled walls, vinyl flooring, stainless steel heated towel rail and double glazed obscure window to the rear.

First Floor Landing

Access to loft and double glazed window to the rear.

Bedroom 1 (11' 03" x 8' 06") or (3.43m x 2.59m)

Radiator and double glazed window to the front.

Bedroom 2 (9' 05" x 8' 01") or (2.87m x 2.46m)

Textured ceiling, radiator and double glazed window to the rear.

Bedroom 3 (8' 03" x 5' 08") or (2.51m x 1.73m)

Textured ceiling, radiator and double glazed window to the front.

Outside

Enclosed rear garden laid to patio and lawn. Pedestrian gated access to rear pathway.

Broadband and Mobile phone

Broadband is available in the vicinity and the mobile phone signal in the area is deemed to be good.

Services

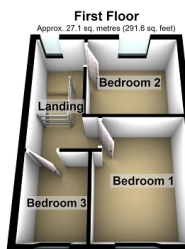
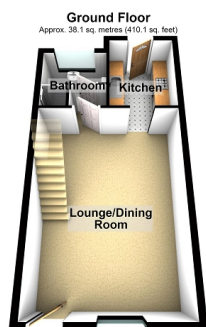
Mains electricity, mains water, mains drainage, mains gas

Tenure

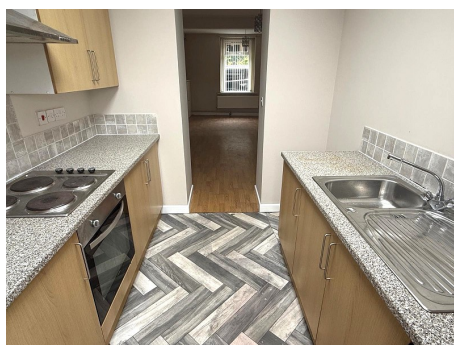
Freehold

Council Tax

A



Total area: approx. 65.2 sq. metres (701.6 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.

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.