

**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

Offered for sale is this four bedroom mid terrace property situated close to the Port Talbot Town Centre with its many bars, restaurants and shops. The Aberavon Beach is a short drive away with many children's activities, a Cinema and a Leisure Centre. Also in the vicinity is Margam Country Park with its historic Castle, walking and biking trails. No Chain. Council Tax Band A.

EPC Rating: D67

Water Street, Port Talbot, Neath Port Talbot.

Property Description

Offered for sale with no ongoing chain is this mid terrace property with the accommodation comprising of entrance hall, two reception rooms, kitchen and bathroom/W.C. to the ground floor and four bedrooms to the first floor. The property benefits from having gas central heating and an 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 flooring, radiator and double glazed obscure window to the rear.

First Floor Landing

Doors off to:

Bedroom 1 (10' 06" x 7' 05") or (3.20m x 2.26m)

Radiator and double glazed window to the front.

Bedroom 2 (10' 07" x 9' 04") or (3.23m x 2.84m)

Radiator and double glazed window to the rear.

Bedroom 3 (10' 07" x 9' 01") or (3.23m x 2.77m)

Radiator and double glazed window to the side.

Bedroom 4 (7' 05" x 7' 01") or (2.26m x 2.16m)

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

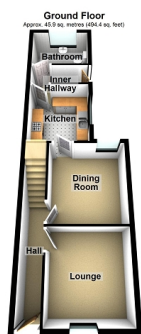
Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

A



Total area: approx. 83.9 sq. metres (803.5 sq. feet)



Important notice

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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.