Scutari Row
Port Talbot
Neath Port Talbot.

Price **£99,995**











- MID TERRACE HOUSE
- THREE BEDROOMS
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- ENCLOSED GARDEN
- NO CHAIN

General Description

We are pleased to offer for sale this THREE bedroom mid terrace property situated in the popular location of Taibach close to local shops, the Port Talbot Town Centre is a short drive away with its many amenities and there is also easy access to the M4 Motorway. The Aberavon Beach is located a few miles away with its various eateries, Leisure Complex and a Cinema. Council Tax Band B. IDEAL FIRST TIME BUYER.

Scutari Row, Port Talbot, Neath Port Talbot.

Property Description
Offered for sale is this three bedroom mid terrace property with the accommodation comprising of entrance hall, lounge/dining room, kitchen, inner hallway and bathroom to ground floor and three bedrooms to the first floor. The property benefits from having gas central heating, double glazing and an enclosed rear garden. Viewing is recommended.

Entrance
Via double glazed door into:-

Porch
door into:-

Lounge/Dining Room (18' 08" Max x 16' 02" Max) or (5.69m Max x 4.93m Max)
Double glazed window to the front, double glazed french door to the rear, feature fireplace incorporating living flame gas fire, staircase to first floor, coved and textured ceiling, two radiators, door into:-

Kitchen (11' 06" x 9' 0") or (3.51m x 2.74m)
Double glazed window to the side, fitted with a range of wall, drawer and base units with worktops over incorporating one and a half bowl sink and drainer, space for cooker, plumbing and space for washing machine, part tiled walls, tiled flooring, coved and texture ceiling, door into:-

Inner Hall
double glazed door to the side, wall mounted gas central heating boiler, tiled flooring, door into:-

Bathroom/W.C. (9' 0" x 5' 11") or (2.74m x 1.80m)
Double glazed obscure window to the rear, fitted with panelled bath, wash hand basin and low level WC, fully tiled shower enclosure, part tiled walls, tiled flooring, textured ceiling, radiator.

Landing
Access to roof space.

Bedroom 1 (16' 01" Max x 8' 07" Max) or (4.90m Max x 2.62m Max)
Two double glazed window to the front, fitted wardrobe and storage unit, textured ceiling, radiator.

Bedroom 2 (9' 05" x 7' 09") or (2.87m x 2.36m)
Double glazed window to the rear, textured ceiling, radiator.

Bedroom 3 (8' 02" x 4' 11") or (2.49m x 1.50m)
Double glazed window to the rear, textured ceiling, laminate flooring, radiator.

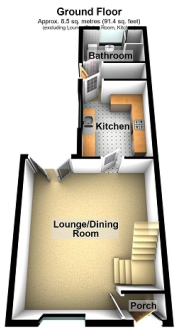
EXTERNALLY
Enclosed rear garden, concrete patio area, leading to further garden area planted with an array of trees and shrubs, pedestrian gated access to rear lane.

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. 20.0 sq. metres (215.1 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.