

**Penllyn
Cwmavon
Port Talbot
Neath Port Talbot.**

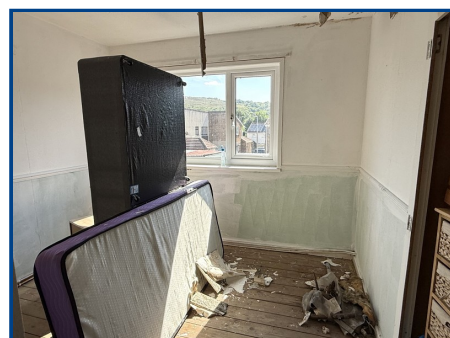
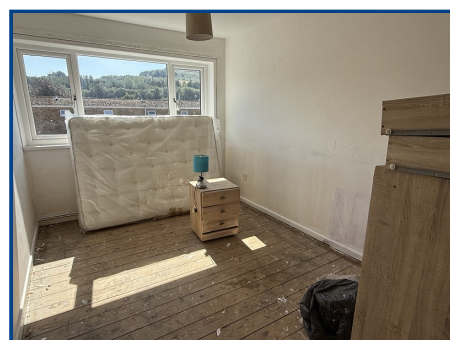
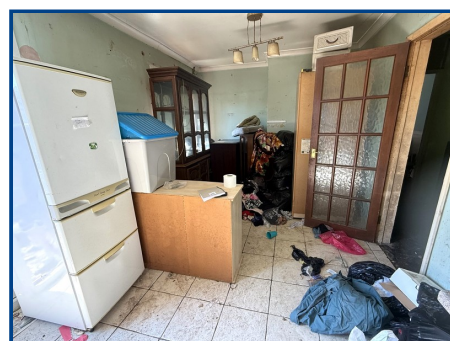
Price £50,000



- MID TERRACE HOUSE
- THREE BEDROOMS
- NEEDS COMPLETE RENOVATION
- FRONT AND REAR GARDENS
- NO CHAIN
- CLOSE TO LOCAL AMENITIES

General Description

Ideal investment purchase is this three bedroom mid terrace property with hall, utility, W.C. lounge and kitchen/ diner to the ground floor with three bedrooms and bathroom to the first floor. The property is situated in the popular village of Cwmavon close to all local amenities and on the bus route in the Port Talbot Town Centre. The Aberavon Beach is a short drive away with many children's play areas, a Leisure Centre and a Cinema. Council Tax Band B.



Property Description

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Hall

Via front door with stairs to the first floor and storage cupboard.

Utility Room

W.C.

Fitted with W.C.

Lounge

Fireplace, dado rail, coved ceiling and double glazed window to the rear.

Kitchen/Dining Room

Fitted with stainless steel sink and drainer. Tiled flooring, part tiled walls and two doors to the rear.

First Floor Landing

Airing cupboard and double glazed window to the front.

Bedroom 1 (15' 06" x 8' 04") or (4.72m x 2.54m)

Double glazed window to the front.

Bedroom 2 (9' 0" x 8' 03"Max Max) or (2.74m x 2.51m Max)

Double glazed window to the front.

Bedroom 3 (9' 05" x 9' 0") or (2.87m x 2.74m)

Double glazed window to the front.

Bathroom/W.C. (6' 01" x 5' 07") or (1.85m x 1.70m)

Comprising panelled bath, wash hand basin and W.C. Double glazed obscure window to the front.

Outside

Gardens to front and rear.

Broadband and Mobile phone

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

Services

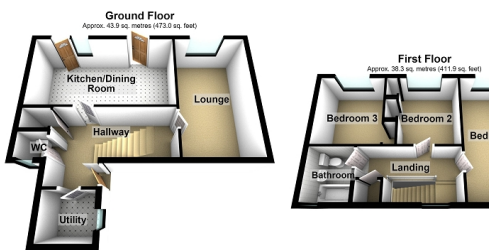
Mains electricity, mains water, mains drainage

Tenure

Freehold

Council Tax

B



Total area: approx. 82.2 sq. metres (884.9 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.