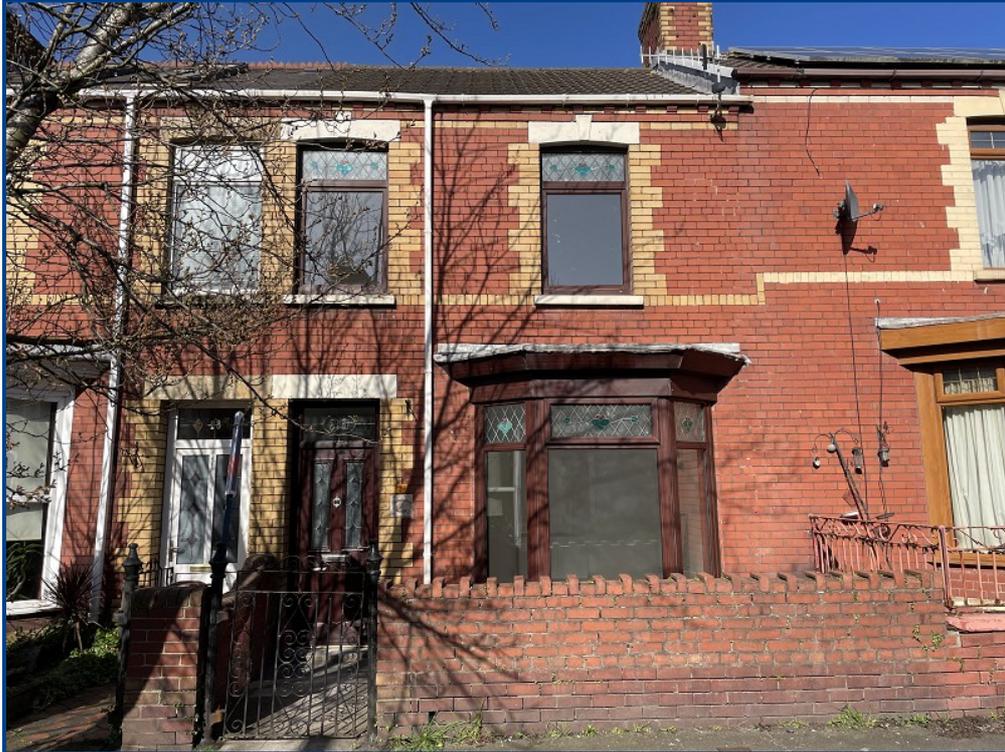


**Castle Street  
Port Talbot  
Neath Port Talbot.**

Price **£179,995**



- MID TERRACE PROPERTY
- THREE BEDROOMS
- THREE RECEPTION ROOMS
- GAS CENTRAL HEATING
- RECENTLY RENOVATED
- VIEWING HIGHLY RECOMMENDED



**General Description**

Recently renovated three bedroom mid terrace property situated close to the Port Talbot Town Centre with its many amenities and shopping centre, the Port Talbot Transport Hub and with easy access to the M4 Motorway. The Aberavon Beach is a short drive away with many children's activities, a Leisure Centre and a Cinema. Council Tax Band B. Viewing is highly recommended.

**EPC Rating: D67**

# Castle Street, Port Talbot, Neath Port Talbot.

## Property Description

We are pleased to offer for sale this immaculately presented three bedroom mid terrace property with the accommodation comprising of porch, hallway, three reception rooms and kitchen to the ground floor and three bedrooms and bathroom/W.C. to the first floor. The property benefits from having gas central heating, double glazing and an enclosed rear garden. Viewing is highly recommended.

## Porch

Via double glazed entrance door with tiled wall, coved ceiling, LVT flooring and door into:

## Hall

Stairs to the first floor, understairs storage cupboard, LVT flooring, dado rail and radiator.

## Lounge (13' 03" x 10' 03" ) or (4.04m x 3.12m)

Coved ceiling, radiator, two recess alcoves and double glazed bay window to the front.

## Sitting Room (11' 03" x 9' 08" ) or (3.43m x 2.95m)

Coved ceiling, radiator, two recess alcoves and double glazed door to the rear.

## Dining Room (13' 03" x 10' 07") or (4.04m x 3.23m)

Coved ceiling, LVT flooring, radiator and two double glazed windows to the side.

## Kitchen (11' 09" x 10' 05") or (3.58m x 3.18m)

Fitted with a range of wall, drawer and base units with worktops over incorporating sink and drainer. Electric oven and four ring ceramic hob with extractor fan over. Integrated fridge freezer, integrated dishwasher, plumbing for washing machine and LVT flooring. Spotlights to ceiling, radiator, two double glazed windows to the rear and double glazed door to the side.

## First Floor Landing

Dado rail.

## Bedroom 1 (16' 0" x 10' 11" ) or (4.88m x 3.33m)

Feature ornate fireplace, storage cupboard housing shelving, radiator and two double glazed windows to the front.

## Bedroom 2 (10' 07" x 9' 09" ) or (3.23m x 2.97m)

Ornate fireplace, radiator and double glazed window to the rear.

## Bedroom 3 (10' 07" x 9' 05" ) or (3.23m x 2.87m)

Storage cupboard housing gas central heating boiler and double glazed windows to the side and rear.

## Bathroom/W.C.

Comprising panelled bath with overhead shower and side screen, pedestal wash hand basin and low level W.C. Tiled walls and flooring. Stainless steel heated towel rail, access to loft and double glazed obscure window to the side.

## Outside

Front forecourt. Enclosed rear garden laid to patio with 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 water, mains electricity, mains gas, mains drainage

## Tenure

Freehold

## Council Tax

B



## 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](mailto: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.