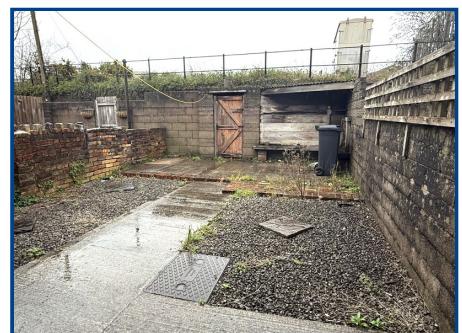


**Upper West End  
Port Talbot  
Neath Port Talbot.**

Price **£89,995**



- MID TERRACE HOUSE
- TWO BEDROOMS
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- ENCLOSED REAR GARDEN
- WELL PRESENTED
- IDEAL FIRST TIME BUY
- NO CHAIN



### **General Description**

**EPC Rating: C70**

We are pleased to offer for sale this traditional mid terrace property situated close to the Port Talbot Town Centre with its many amenities, the Port Talbot Transport Hub and has easy access to the M4 Motorway. The property is an ideal first time buy and viewing is highly recommended. Council Tax Band A.

## Property Description

An opportunity to purchase this well presented mid terrace house with the accommodation comprising of hallway, lounge/dining room, kitchen, vestibule, bathroom and separate WC to the ground floor and two double bedrooms to the first floor. The property benefits from gas central heating, double glazing and an enclosed garden.

## Entrance

Via double glazed door into:-

## Hallway

Staircase to first floor, textured ceiling, door into:-

## Lounge/Dining Room (19' 07" Max x 10' 05" Max) or (5.97m Max x 3.18m Max)

Double glazed window to the front, double glazed french doors to the rear, under stairs storage cupboard, two radiators, textured ceiling, door into:-

## Kitchen (9' 05" x 8' 03") or (2.87m x 2.51m)

Double glazed window to the side, double glazed door to side, fitted with a range of wall, drawer and base units with complimentary work surfaces over incorporating stainless steel sink and drainer, electric oven and four ring gas hob with extractor chimney over, plumbing for washing machine, part tiled walls, vinyl flooring, radiator.

## Rear Hall

Vinyl flooring, textured ceiling, door into:

## Bathroom (7' 03" x 5' 02") or (2.21m x 1.57m)

Double glazed obscure window to the rear, fitted with panelled bath with overhead shower and pedestal wash hand basin, airing cupboard housing gas central heating boiler, radiator.

## W.C.

Double glazed obscure window to the rear, fitted with low level WC, part tiled walls, vinyl flooring, radiator.

## First Floor Landing

Access to loft.

## Bedroom 1 (13' 09" x 9' 05") or (4.19m x 2.87m)

Double glazed window to the front, radiator.

## Bedroom 2 (9' 05" x 8' 0") or (2.87m x 2.44m)

Double glazed window to the rear, radiator.

## EXTERNALLY

Enclosed rear garden laid mainly to patio, 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

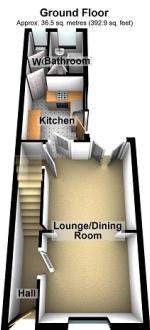
Mains electricity, mains water, mains gas, mains drainage

## Tenure

Freehold

## Council Tax

A



Total area: approx. 62.3 sq. metres (670.8 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 14 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).