

**Beverley Street
Port Talbot
Neath Port Talbot.**

Price **£80,000**



- MID TERRACE PROPERTY
- REQUIRES COMPLETE RENOVATION
- THREE BEDROOMS
- GAS CENTRAL HEATING
- REAR GARDEN
- NO ONGOING CHAIN
- IDEAL INVESTMENT PROPERTY



General Description

PUBLIC NOTICE - NOTICE OF OFFER - 39 Beverley Street, Port Talbot SA13 1EB

By order of the mortgagees in possession, we would advise that an offer has been made for the above property in the sum of £105,000. Any person wishing to increase on this offer should notify the selling agents of their best offer either prior to exchange or within the next 7 days which ever is sooner. Clee Tompkinson Francis 40a Station Road, Port Talbot SA13 1JS.

Tel: 01639 881556

EPC Rating: D68

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Porch

Via front entrance door with door into:

Hall

Stairs to the first floor, understairs storage area and radiator.

Lounge (23' 08" Max x 10' 01") or (7.21m Max x 3.07m)

Two radiators and wall hung electric fire. Dado rail and meter cupboard. Bay window to the front and French doors to the rear.

Kitchen (13' 11" x 9' 11") or (4.24m x 3.02m)

Fitted with a range of base and wall units with worktops over, integrated cooker, hob and extractor fan. Breakfast bar, radiator, window to the side and door into:

Utility Room (0' 00" x 0' 0") or (0.00m x 0.00m)

Wall mounted boiler, plumbing for washing machine, space for fridge and worktop. Door to the side and window to the rear.

First Floor Landing

Storage cupboard. Loft access.

Bedroom 1 (16' 01" x 9' 09") or (4.90m x 2.97m)

Radiator, window and bay window to the front.

Bedroom 2 (11' 09" x 10' 09") or (3.58m x 3.28m)

Radiator and window to the rear.

Bedroom 3 (9' 11" x 6' 01") or (3.02m x 1.85m)

Radiator and window to the rear.

Bathroom/W.C. (7' 08" x 6' 05") or (2.34m x 1.96m)

Comprising panelled bath, pedestal wash hand basin and low level W.C. Spotlights to ceiling, tiles walls and floor. Heated towel rail and window to the side.

Outside

Enclosed rear garden laid to patio with outbuilding.

Broadband and Mobile phone

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

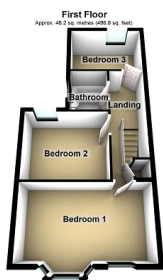
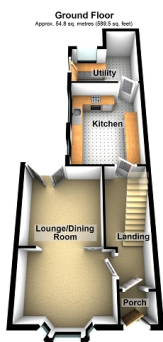
Services

Tenure

Freehold

Council Tax

C



Total area: approx. 100.9 sq. metres (1088.3 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.