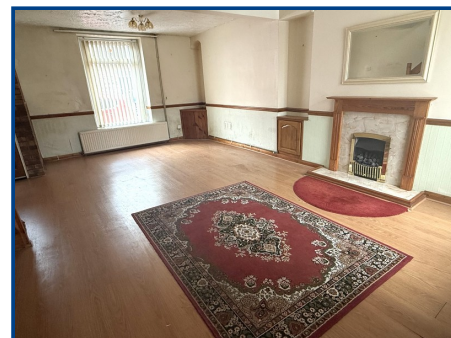


**Gwendoline Street
Port Talbot
Neath Port Talbot.**

Price **£95,000**



- MID TERRACE PROPERTY
- THREE BEDROOMS
- ONE RECEPTION ROOM
- GROUND FLOOR SHOWER ROOM
- DOUBLE GLAZING
- ENCLOSED REAR GARDEN
- NO CHAIN

General Description

Three bedroom mid terrace property situated close to the Port Talbot Town Centre with all its amenities, the Port Talbot Transport Hub and with good links to the M4. This spacious property benefits from having gas central heating, double glazing and enclosed patio garden. Ideal first time purchase or investment buy. Council Tax band B

Gwendoline Street, Port Talbot, Neath Port Talbot.

Property Description

Offered for sale is this three bedroom mid terrace property with the accommodation comprising of entrance porch, lounge/dining room, kitchen, rear lobby and shower room/W.C. to the ground floor with the three bedrooms to the first floor. The property benefits from having double glazing and gas central heating but does require updating. Externally there is an enclosed rear garden.

Porch

Laminate floor, textured ceiling and door into:

Lounge/Dining Room (22' 0" Max x 16' 01" Max) or (6.71m Max x 4.90m Max)

Feature fireplace incorporating living flame gas fire, staircase to the first floor and textured ceiling. Two radiators, double glazed windows to the front and rear.

Kitchen (12' 03" x 8' 09") or (3.73m x 2.67m)

Fitted with a range of drawer, wall and base units with worktops over incorporating one and half bowl sink and drainer. Four ring gas hob, eye level electric cooker and plumbing for washing machine. Part tiled walls, coved and textured ceiling and laminate floor. Wall mounted gas central heating boiler and double glazed window to the side.

Rear Hallway/Porch

Airing cupboard incorporating shelving and radiator. Coved ceiling, laminate floor and double glazed door to the side leading to the rear garden.

Shower Room & WC (10' 0" x 8' 05") or (3.05m x 2.57m)

Comprising accessible shower enclosure, pedestal wash hand basin and low level W.C. Respatex

panelling to walls, non slip flooring, radiator and extractor fan. Double glazed obscure window to the rear.

First Floor Landing

Access to loft, textured ceiling and double glazed obscure window to the rear.

Bedroom 1 (11' 04" x 9' 01") or (3.45m x 2.77m)

Textured ceiling, radiator and double glazed window to the front.

Bedroom 2 (10' 01" x 9' 02") or (3.07m x 2.79m)

Double glazed window to the rear.

Bedroom 3 (8' 08" x 6' 08") or (2.64m x 2.03m)

Double glazed window to the front.

Outside

Enclosed rear garden laid to patio bordered by various plants and shrubs. Storage shed and 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

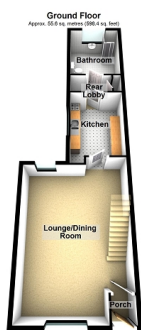
Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

B



Total area: approx. 88.7 sq. metres (954.7 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.