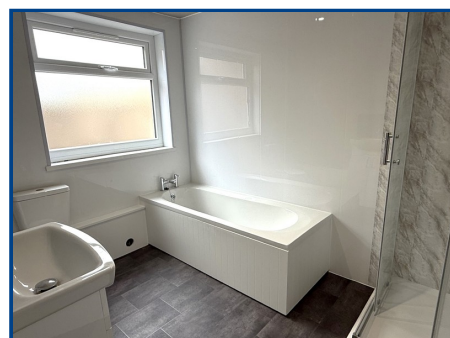
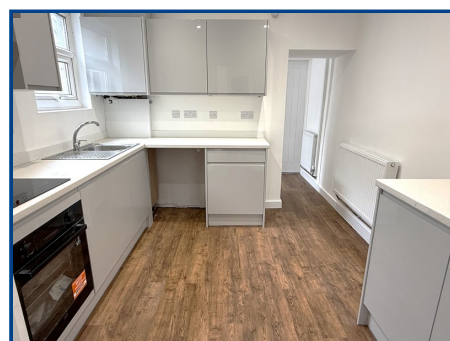


**Arthur Street
Port Talbot
Neath Port Talbot.**

Price £133,950



- MID TERRACE PROPERTY
- THREE BEDROOMS
- ONE RECEPTION ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- RECENTLY REFURBISHED
- VIEWING IS RECOMMENDED
- NO CHAIN
- IDEAL FIRST TIME BUY



General Description

Completely refurbished three bedroom mid terrace property with the accommodation comprising entrance porch, hallway, lounge/dining room, fitted kitchen and bathroom/W.C. with bath and separate shower to the ground floor and three bedrooms to the first floor. The property benefits from having gas central heating, double glazing and an enclosed rear courtyard. Council Tax Band B. Viewing recommended.

EPC Rating: D58

Arthur Street, Port Talbot, Neath Port Talbot.

Property Description

We are pleased to offer for sale this recently renovated three bedroom mid terrace property situated close to the Port Talbot Town Centre with its many amenities and with good access to the M4 Motorway. The Aberavon Beach is a short drive away with many children's play areas and activities, a Cinema and a Leisure Centre. Viewing is recommended.

Porch

Via double glazed entrance door with vinyl flooring and door into:

Hall

Stairs to the first floor, radiator and door into:

Lounge/Dining Room (21' 03" Max x 12' 0" Max) or (6.48m Max x 3.66m Max)

Double glazed windows to the front and rear, under stairs storage cupboard, two radiators and door into:

Kitchen (9' 05" x 9' 01") or (2.87m x 2.77m)

Fitted with a range of wall, drawer and base units with complimentary work surfaces over incorporating sink and drainer, electric oven, induction hob with extractor chimney over. gas central heating boiler, vinyl flooring, radiator, double glazed window to the side and door into:

Inner Hall

double glazed obscure door to the side, radiator and door into:

Bathroom/W.C. (9' 01" x 6' 04") or (2.77m x 1.93m)

Comprising panelled bath, separate shower cubicle, vanity wash hand basin and low level W.C. vinyl flooring,

heated towel rail, spotlights to ceiling, extractor fan and double glazed obscure window to the side.

First Floor Landing

Radiator and double glazed window to the rear.

Bedroom 1 (10' 09" Max x 8' 01" Max) or (3.28m Max x 2.46m Max)

Radiator and double glazed window to the front.

Bedroom 2 (9' 08" Max x 9' 01" Max) or (2.95m Max x 2.77m Max)

Radiator and double glazed window to the rear.

Bedroom 3 (7' 09" Max x 6' 09" Max) or (2.36m Max x 2.06m Max)

Access to loft, radiator and double glazed window to the front.

Outside

Enclosed rear courtyard with pedestrian gate 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. 0.0 sq. metres (0.0 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.