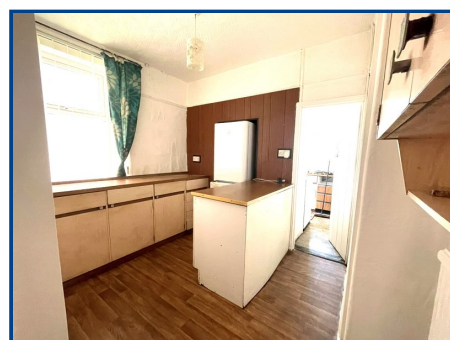
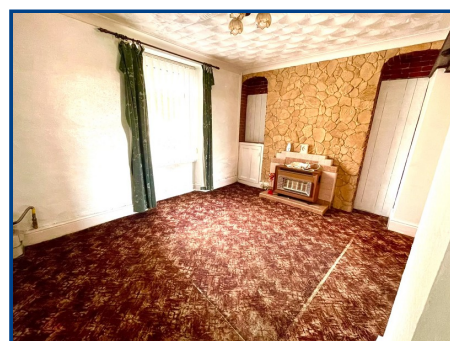
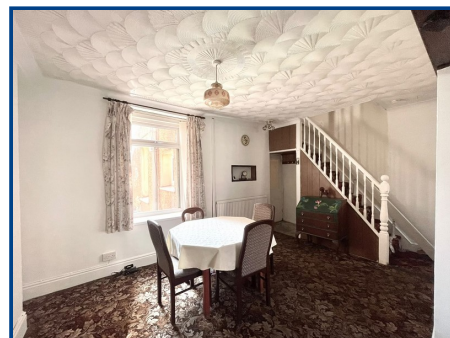


**Maes-y-cwrt Terrace
Port Talbot
Neath Port Talbot.**

Price £115,000



- MID TERRACE PROPERTY
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- KITCHEN & UTILITY ROOM
- SHOWER ROOM & BATHROOM
- GAS CENTRAL HEATING



General Description

Offered for sale is this three bedroom mid terrace property with two reception rooms, kitchen, utility and shower room/W.C. to the ground floor with bathroom/W.C. to the first floor. The Port Talbot Town Centre is close by with its many amenities and the Aberavon Beach is a short drive away with children's activities, a Cinema and a Leisure Centre. There is also easy access to the M4 Motorway. Council Tax Band B.

Maes-y-cwrt Terrace, Port Talbot, Neath Port Talbot.

Property Description

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Hall

Stairs to the first floor, coved ceiling, radiator and open to:

Dining Room (13' 07" Max x 9' 07" Max) or (4.14m Max x 2.92m Max)

Understairs storage cupboard, coved and textured ceiling. Two recess alcoves, radiator and double glazed window to the rear.

Lounge (13' 07" Max x 10' 02") or (4.14m Max x 3.10m)

Tiled fireplace incorporating gas fire, two recess alcoves, coved and textured ceiling. Radiator and double glazed window to the front.

Kitchen (10' 0" Max x 7' 01" Max) or (3.05m Max x 2.16m Max)

Fitted with a range of base units, vinyl flooring, radiator and double glazed window to the side.

Shower Room & WC (5' 08" x 4' 09") or (1.73m x 1.45m)

Comprising accessible shower, wash hand basin and low level W.C. Non slip flooring, respatex panelling to walls, radiator and extractor fan. Double glazed obscure window to the side.

Utility Room (10' 0" x 6' 01") or (3.05m x 1.85m)

Fitted with base units, stainless steel sink, space for cooker and plumbing for washing machine. Double

glazed window to the rear and double glazed door to the side.

First Floor Landing

Storage cupboard and access to loft.

Bedroom 1 (15' 09" x 10' 05") or (4.80m x 3.18m)

Feature fireplace, coved ceiling and radiator. Two double glazed windows to the front.

Bedroom 2 (9' 08" x 9' 04") or (2.95m x 2.84m)

Feature fireplace, radiator, coved and textured ceiling. Double glazed window to the rear.

Bathroom/W.C. (8' 04" x 6' 05") or (2.54m x 1.96m)

Comprising shower enclosure, wash hand basin and W.C. Airing cupboard housing gas central heating boiler and door into:

Bedroom 3 (8' 04" x 8' 01") or (2.54m x 2.46m)

Radiator, double glazed windows to the side and rear.

Outside

Front forecourt laid to patio. Enclosed rear garden laid mainly to patio bordered by various trees, plants and shrubs. Storage shed, coal shed and potting shed. 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

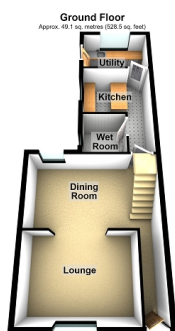
Mains water, mains gas, mains drainage, mains electricity

Tenure

Freehold

Council Tax

B



Total area: approx. 92.5 sq. metres (995.2 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.