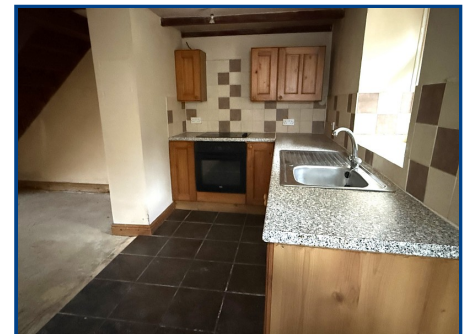


**Lewis Street  
Pontrhydyfen  
Port Talbot  
Neath Port Talbot.**

Price **£70,000**



- SEMI DETACHED HOUSE
- ONE BEDROOM
- ELECTRIC HEATING
- DOUBLE GLAZING
- OPEN PLAN LIVING AREA
- FRONT FORECOURT AND REAR GARDEN



### General Description

We are pleased to offer for sale this one bedroom semi detached property with tiered rear garden situated in the village of Pontrhydyfen which is between the Towns of Neath and Port Talbot where there are various shops, schools, cafes and bars. The Aberavon Beach is a short drive away with cafes, ice cream parlours, leisure complex and a cinema. Council Tax Band A.

# Lewis Street, Pontrhydyfen, Port Talbot, Neath Port Talbot.

## Property Description

An opportunity to purchase this ideal starter home/ investment property with the accommodation comprising of entrance, lounge/dining room opening into kitchen to the ground floor and one bedroom and bathroom to the first floor. The property benefits from electric heating, double glazing and garden.

## Entrance

Via double glazed door into:-

## Lounge (15' 09" x 12' 08" ) or (4.80m x 3.86m)

Double glazed window to the front, staircase to first floor, feature fireplace beamed ceiling, radiator, open to:-

## Kitchen (11' 09" x 5' 09" ) or (3.58m x 1.75m)

Double glazed window to the rear, double glazed door to the side, fitted with wall and base units with worktops over incorporating sink and drainer, electric cooker and four ring gas ceramic hob, plumbing for washing machine, part tiled walls, tiled flooring, radiator.

## First Floor Landing

Storage cupboard housing electric central heating boiler, open to:-

## Bedroom (14' 04" Max x 11' 09" Max) or (4.37m Max x 3.58m Max)

Double glazed window to the front, access to loft.

## Bathroom (8' 05" x 5' 08" ) or (2.57m x 1.73m)

Double glazed obscure window to the rear, panelled bath with overhead shower, wash hand basin and WC, heated towel rail.

## EXTERNALLY

Front forecourt with shared pedestrian access to the side leading to tiered garden.

## Broadband and Mobile phone

## Services

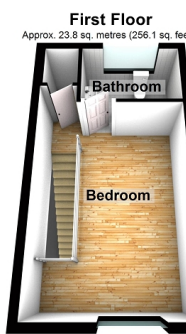
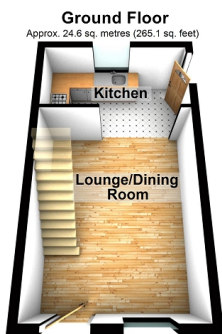
Mains electricity, mains water, mains drainage

## Tenure

Freehold

## Council Tax

A



Total area: approx. 48.4 sq. metres (521.2 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 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).