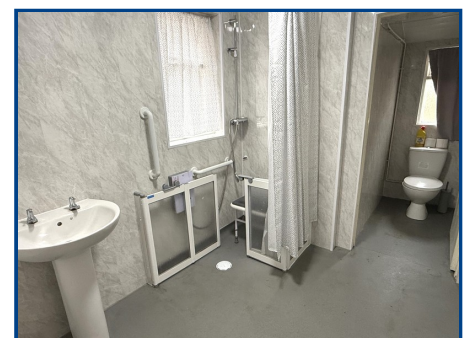


**Ruskin Avenue
Port Talbot
Neath Port Talbot.**

Price **£120,000**



- SEMI DETACHED PROPERTY
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- GROUND FLOOR BATHROOM
- GARDENS
- NO CHAIN
- NEEDS TOTAL REFURBISHMENT



General Description

Semi detached house which requires refurbishment is situated in a popular location a short drive will take you to Aberavon Beach Front with various activities, cafes and ice cream parlour, the Port Talbot Town Centre is also close by with all its amenities, the Port Talbot Transport Hub and with easy access to the M4 Motorway. Internal viewing is highly recommended. Ideal Investment. Council Tax Band B.

Ruskin Avenue, Port Talbot, Neath Port Talbot.

Property Description

An opportunity to purchase a property that requires refurbishment but would make an ideal family home with the accommodation comprising of entrance hall, lounge, dining room, kitchen and bathroom/WC to the ground floor and three bedrooms to the first floor. Good size garden and parking. NO CHAIN.

Entrance

Via double glazed door into:-

Hallway

Staircase to first floor, door into:-

Lounge (15' 03" Max x 11' 01" Max) or (4.65m Max x 3.38m Max)

Double glazed window to the front, gas fire, internal picture window, two recess alcoves incorporating storage cupboards, coved ceiling, door into:-

Dining Room (11' 03" Max x 8' 05" Max) or (3.43m Max x 2.57m Max)

Internal picture window, gas fire, two recess alcoves, coved ceiling.

Shower Room/Wet Room (8' 07" x 7' 01") or (2.62m x 2.16m)

Two windows to the side, fitted with disabled shower and pedestal wash hand basin, under stairs storage cupboard, non slip flooring, respatex panelling to walls, extractor fan, door into:-

W.C.

Obscure window to the rear, fitted with WC, respatex panelling to walls, non slip flooring.

Kitchen (10' 08" x 7' 08") or (3.25m x 2.34m)

Window to rear, door to side, fitted with sink and drainer.

First Floor Landing

Window to side, electric heater.

Bedroom 1 (15' 04" Max x 8' 0") or (4.67m Max x 2.44m)

Double glazed window to the front, fitted with two double wardrobes, door into storage cupboard with double glazed window to the front.

Bedroom 2 (11' 06" x 8' 09") or (3.51m x 2.67m)

Window to the rear, airing cupboard housing water tank and shelving.

Bedroom 3 (9' 04" x 8' 07") or (2.84m x 2.62m)

Window to the rear, access to loft.

EXTERNALLY

Forecourt to front laid to patio and planted with palm trees, gated access to shared driveway leading to parking space and enclosed rear garden laid mainly to gravel with patio area and potting shed.

Broadband and Mobile phone

Services

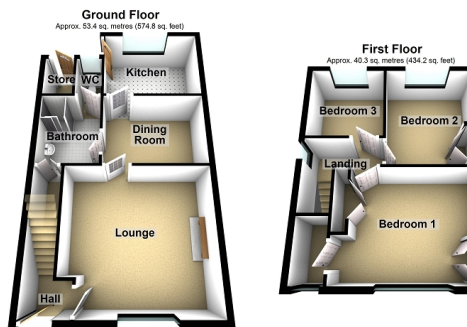
Mains electricity, mains water, mains drainage, mains gas

Tenure

Freehold

Council Tax

B



Total area: approx. 93.7 sq. metres (1009.0 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 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.