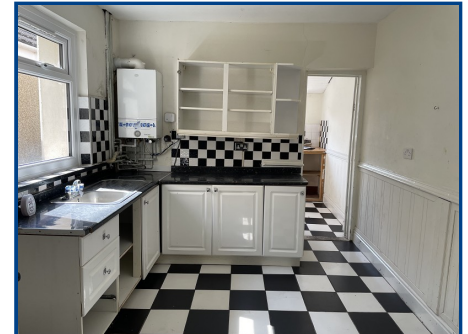


**Sandfields Road
Port Talbot
Neath Port Talbot.**

Price **£80,000**



- MID TERRACE PROPERTY
- THREE BEDROOMS
- LOUNGE/DINING ROOM
- KITCHEN & UTILITY ROOM
- FIRST FLOOR BATHROOM/W.C.
- NO ONGOING CHAIN



General Description

PUBLIC NOTICE

Clee Tompkinson Francis are now in receipt of an offer for the sum of £75,000 for 27 Sandfields Road, Port Talbot SA12 6LU. Anyone wishing to place an offer on this property should contact Clee Tompkinson Francis 40a Station Road Port Talbot 01639 881556 before exchange of contracts.

EPC Rating: C70

Sandfields Road, Port Talbot, Neath Port Talbot.

Property Description

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Hall

Entered via front door with stairs to the first floor, tiled floor and door into:

Lounge/Dining Room (21' 02" x 10' 10") or (6.45m x 3.30m)

Understairs storage cupboard, two radiators and windows to the front and rear. Door into:

Kitchen (10' 06" x 8' 09") or (3.20m x 2.67m)

Fitted with a range of wall and base units with worktops over incorporating stainless steel sink unit. Tiled splashback, wall mounted gas boiler, radiator and window to the side. Door into:

Utility Room (9' 06" x 6' 08") or (2.90m x 2.03m)

Fitted with a work top, radiator and window to the rear. Plumbing for washing machine, tiled floor and door to the side giving access to the rear garden.

First Floor Landing

Storage cupboard and loft access.

Bedroom 1 (15' 01" x 9' 08") or (4.60m x 2.95m)

Two recess alcoves, radiator and two windows to the front.

Bedroom 2 (11' 0" x 9' 01") or (3.35m x 2.77m)

Radiator and window to the rear.

Bedroom 3 (8' 10" x 4' 05") or (2.69m x 1.35m)

Radiator and window to the rear.

Bathroom/W.C.

Comprising panelled bath, pedestal wash hand basin and low level W.C. Tiled walls, radiator and obscure window to the side.

Outside

Enclosed rear garden with rear lane access. Block built outbuilding which is boarded up.

Broadband and Mobile phone

Broadband is available in the vicinity and the mobile phone signal in the area is deemed to be good.

Services

Tenure

Not Specified

Council Tax

B



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.