

**Ffrwd-wyllt Street  
Port Talbot  
Neath Port Talbot.**

Price **£135,000**



- MID TERRACE PROPERTY
- THREE BEDROOMS
- LOUNGE/DINING ROOM
- KITCHEN/BREAKFAST ROOM
- TRIPLE GLAZING
- ENCLOSED REAR GARDEN



## General Description

Offered for sale is this three bedroom mid terrace property situated close to the Port Talbot Town Centre with all its amenities, the Port Talbot Transport Hub and with good access to the M4 Motorway. The Aberavon Beach is a short drive away with various children's activities, a Cinema and a Leisure Centre. Council Tax Band B.

# frrwd-wyllt Street, Port Talbot, Neath Port Talbot.

## Property Description

Good size three bedroom mid terrace property with the accommodation comprising of entrance porch, hallway, lounge/dining room and fitted kitchen/breakfast room to the ground floor and three bedrooms and bathroom/W.C. to the first floor. The property benefits from having gas central heating and triple glazing. There is also an enclosed rear garden with rear lane access.

## Porch

Dado rail, textured ceiling, tiled floor and door into:

## Hallway

Stairs to the first floor, textured ceiling, radiator and door into:

## Lounge/Dining Room (20' 08" x 12' 08" Max) or (6.30m x 3.86m Max)

Feature fireplace incorporating living flame gas fire, textured ceiling and laminate floor. Two radiators and triple glazed windows to the front and rear. Door into:

## Kitchen / Breakfast Room (12' 05" x 9' 07") or (3.78m x 2.92m)

Fitted with a range of wall, drawer and base units with worktops over incorporating stainless steel one and half bowl sink and drainer. Cooker, plumbing for washing machine, breakfast bar and understairs storage cupboard. Respatex panelling to walls, coved and textured ceiling. Laminate floor, radiator, triple glazed window to the side and triple glazed obscure door to the side.

## First Floor Landing

Tongue and groove panelling to ceiling and access to loft.

## Bedroom 1 (11' 05" x 8' 07") or (3.48m x 2.62m)

Fitted with two double wardrobes and over head storage. Coved and textured ceiling, radiator and triple glazed window to the front.

## Bedroom 2 (9' 08" x 8' 05") or (2.95m x 2.57m)

Fitted wardrobe with hanging space and shelving. Coved and textured ceiling, radiator and triple glazed window to the rear.

## Bedroom 3 (8' 03" x 6' 02") or (2.51m x 1.88m)

Coved ceiling, radiator and triple glazed window to the front.

## Bathroom/W.C. (12' 05" x 9' 06") or (3.78m x 2.90m)

Comprising panelled bath, double shower, pedestal wash hand basin and W.C. Airing cupboard housing gas central heating boiler shelving and radiator. Textured ceiling, laminate floor, radiator and triple glazed obscure window to the side.

## Outside

Enclosed rear garden laid to lawn and patio. Storage 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

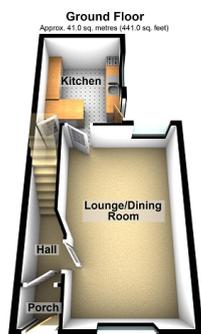
Mains electricity, mains water, mains gas, mains drainage

## Tenure

Freehold

## Council Tax

B



Total area: approx. 81.9 sq. metres (882.1 sq. feet)

## Important notice

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## 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).