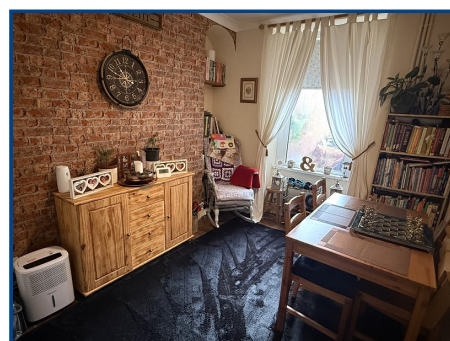


**Maes-Y-Cwrt Terrace
Port Talbot
Neath Port Talbot**

Price £135,000



- MID TERRACE HOUSE
- THREE DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- SOLAR PANELS
- ENCLOSED REAR GARDEN
- CAR PORT
- NO CHAIN



General Description

Offered for sale is this THREE bedroom mid terrace property situated close to the Port Talbot Town Centre with its many shops, bars and restaurants, the Port Talbot transport hub and has easy access to the M4 Motorway. The Aberavon Beach is a short drive away with many children's activities, eateries, ice cream parlour, a Cinema and a Leisure Complex. Council Tax Band B.

EPC Rating: C

Maes-Y-Cwrt Terrace, Port Talbot, Neath Port Talbot.

Property Description

Mid Terrace house situated in a popular location with the accommodation comprising of entrance hallway, lounge, dining room, kitchen, inner hallway, bathroom and WC to the ground floor and three double bedrooms to the first floor. The property benefits from gas central heating, solar panels and double glazing. Externally there is a front forecourt and an enclosed rear garden and car port with access to the rear lane.

Entrance

Via double glazed door into:-

Hallway

Staircase to first floor, under stairs storage cupboard, open floorboards, radiator, door into:-

Lounge (14' 06" x 11' 05") or (4.42m x 3.48m)

Double glazed bay window to the front, feature fireplace incorporating multi fuel stove, two recess alcoves, coved ceiling, open floorboards, radiator.

Dining Room (12' 08" x 8' 04") or (3.86m x 2.54m)

Double glazed window to the rear, two recess alcoves, open floorboards, coved ceiling, radiator.

Kitchen (10' 0" x 7' 06") or (3.05m x 2.29m)

Double glazed window to the side, fitted with a range of wall and base units with worktops over incorporating, stainless steel sink and drainer, spaces for cooker, washing machine and tumble dryer, part tiled walls, laminate flooring, under stairs storage cupboard, door into:-

Inner Hallway

Double glazed door to the side, tiled flooring, coved ceiling, radiator, door into:-

Bathroom

Obscure double glazed door window to rear, fitted with walk in shower and pedestal wash hand basin, non slip

flooring, respatex panelling to walls, coved ceiling, radiator.

W.C.

Obscure double glazed window to rear, fitted with low level WC, fully tiled walls, tiled flooring, coved ceiling, radiator.

First Floor Landing

Access to loft, coved ceiling.

Bedroom 1 (15' 03" x 11' 05") or (4.65m x 3.48m)

Two double glazed windows to the front, recess alcove, coved ceiling, radiator.

Bedroom 2 (12' 07" x 9' 05") or (3.84m x 2.87m)

Double glazed window to the rear, recess alcove, coved ceiling, radiator.

Bedroom 3 (10' 0" x 8' 01") or (3.05m x 2.46m)

Double glazed windows to the side and rear, access to loft, coved ceiling, radiator.

EXTERNALLY

Front forecourt laid to gravel, enclosed rear garden laid to patio and gravel, gated access into:

Car port

With up and over door into 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

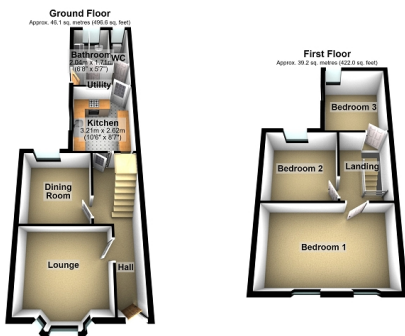
Mains electricity, mains water, mains drainage, mains gas

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.