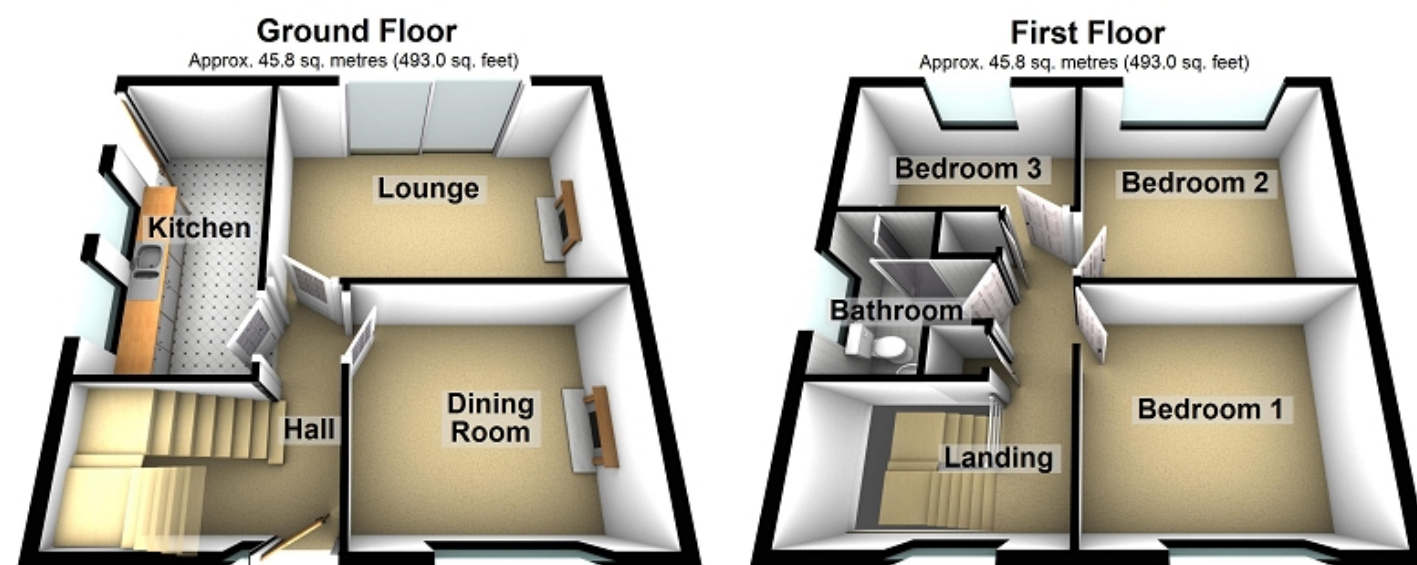




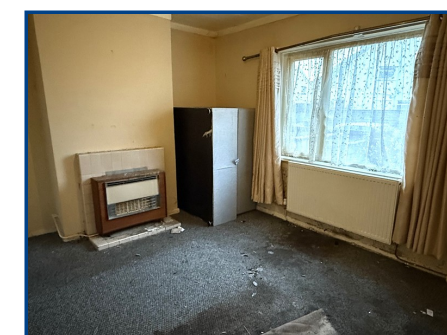
Total area: approx. 91.6 sq. metres (986.1 sq. feet)

Border Road Port Talbot Neath Port Talbot.

Price **£125,000**



- END TERRACE HOUSE
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT AND REAR GARDENS
- DOES REQUIRE REFURBISHMENT
- NO CHAIN



General Description

Offered for sale is this three bedroom end terrace property requiring refurbishment situated close to the Port Talbot Town Centre with its many shops, bars and restaurants. The property has good access to the M4 Motorway and the Aberavon Beach is a short drive away with many children's activities, a Leisure Centre and a Cinema. Council Tax Band B.

Viewing: **01639 881 556**

Website: **www.ctf-uk.com**

Email: **porttalbot@ctf-uk.com**

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.

Tel: **01639 881 556**

Email: **porttalbot@ctf-uk.com**

Web: **www.ctf-uk.com**

Property Description

In need of refurbishment is this three bedroom end terrace property with the accommodation comprising of entrance hall, two reception rooms and fitted kitchen to the ground floor and three bedrooms and bathroom/W.C. to the first floor. The property benefits from having gas central heating, double glazing and gardens to the front and rear.

Hall

Via double glazed entrance door with stairs to the first floor and understairs storage cupboard.

Dining Room (12' 0" x 10' 01") or (3.66m x 3.07m)

Gas fire set in a tiled surround, two recess alcoves, radiator and double glazed window to the front.

Lounge (15' 02" Max x 10' 07" Max) or (4.62m Max x 3.23m Max)

Two recess alcoves, coved ceiling, radiator and double glazed patio doors to the rear.

Kitchen (14' 09" x 7' 02") or (4.50m x 2.18m)

Fitted with a range of wall and base units with worktops over incorporating one and half bowl sink and drainer. Plumbing for washing machine, part tiled walls, vinyl flooring, double glazed door and two double glazed windows to the side.

First Floor Landing

Airing cupboard housing gas central heating boiler, storage cupboard, access to loft and double glazed window to the front.

Bedroom 1 (11' 09" x 10' 02") or (3.58m x 3.10m)

Radiator and double glazed window to the front.

Bedroom 2 (12' 05" x 11' 07") or (3.78m x 3.53m)

Radiator and double glazed window to the rear.

Bedroom 3 (10' 06" x 7' 0") or (3.20m x 2.13m)

Radiator and double glazed window to the rear.

Bathroom/W.C. (7' 07" x 6' 07") or (2.31m x 2.01m)

Comprising shower enclosure, wash hand basin and W.C. Part tiled walls, radiator and double glazed obscure window to the side.

Outside

Front garden laid to lawn with pedestrian access to the side leading to a good size enclosed rear garden laid mainly to lawn (currently overgrown).

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

