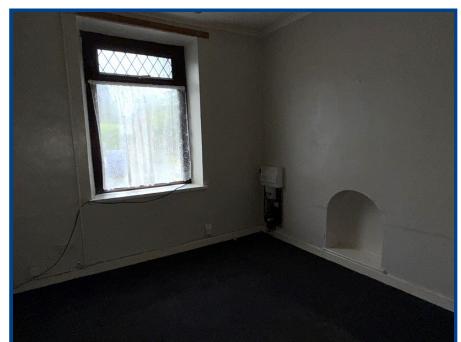


**Reginald Street  
Port Talbot  
Neath Port Talbot.**

Price **£100,000**



- MID TERRACE PROPERTY
- THREE BEDROOMS
- TWO RECEPTION AREAS
- GAS CENTRAL HEATING
- ENCLOSED REAR GARDEN
- VIEWING IS RECOMMENDED

### General Description

**EPC Rating: C69**

Public Notice - 9 Reginald Street Port Talbot SA13 1YY. We are acting in the sale of the above property and have received an offer of £101,000. Any interested parties must submit their offer in writing to the selling agent within 14 days of the date of this notice. If no further acceptable offers are received during this period the property will be marked as Sold Subject to Contract and no further offers will be accepted while under this status.

Date of Notice: 22.12.25

## Property Description

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### Porch

Via double glazed entrance door with tiled flooring and door into:

### Hall

Stairs to the first floor and door into:

### Lounge (11' 03" x 10' 11" ) or (3.43m x 3.33m)

Feature fireplace, two recess alcoves incorporating cupboards, coved ceiling and radiator. Obscure window to the rear and archway into:

### Dining Area (10' 11" x 8' 07" ) or (3.33m x 2.62m)

Coved ceiling and double glazed window to the front.

### Kitchen (12' 10" x 8' 02" ) or (3.91m x 2.49m)

Fitted with a range of wall, drawer and base units with worktops over incorporating one and half bowl sink and drainer. Electric oven and four ring gas hob, plumbing for washing machine, part tiled walls and tiled flooring. Understairs storage cupboard, double glazed window to the rear, picture window to the side and door into:

### Lean-To Conservatory (9' 0" x 6' 0" ) or (2.74m x 1.83m)

Polycarb roof, tiled flooring and double glazed French doors to the rear.

### First Floor Landing

Coved ceiling and radiator.

### Bedroom 1 (11' 09" x 11' 03" ) or (3.58m x 3.43m)

Fitted wardrobes, dado rail, radiator and double glazed window to the front.

### Bedroom 2 (11' 09" x 8' 07" ) or (3.58m x 2.62m)

Coved ceiling, radiator and double glazed window to the rear.

### Bedroom 3 (8' 03" x 7' 04" ) or (2.51m x 2.24m)

Access to loft and double glazed window to the front.

### Bathroom/W.C. (11' 09" x 8' 03" ) or (3.58m x 2.51m)

Comprising panelled bath, shower enclosure with overhead shower, pedestal wash hand basin and low level W.C. Tiled walls, tiled flooring, radiator and storage cupboard housing gas central heating boiler. Double glazed obscure window to the rear.

### Outside

Enclosed rear garden laid to patio and lawned areas. 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.

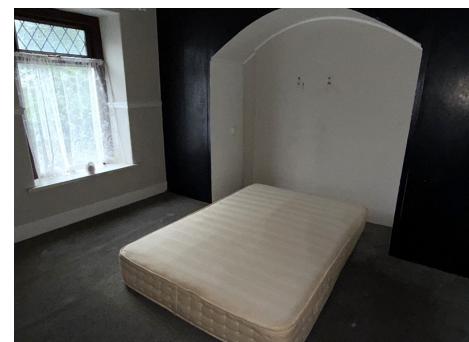
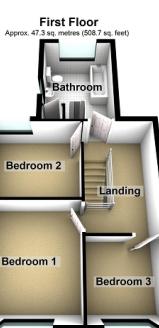
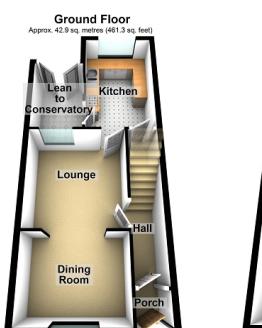
### Services

### Tenure

Freehold

### Council Tax

B



Total area: approx. 90.1 sq. metres (970.0 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](mailto:surveys@ctf-uk.com).