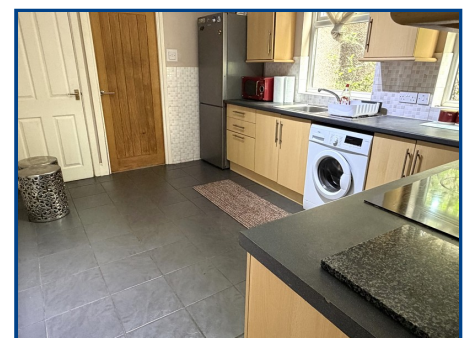


**Brook Street  
Port Talbot  
Neath Port Talbot.**

Price **£125,000**



- MID TERRACE PROPERTY
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- GAS CENTRAL HEATING
- GROUND FLOOR BATHROOM/W.C.
- REAR GARDEN & GARAGE



**General Description**

Offered for sale is this four bedroom mid terrace property with two reception rooms, kitchen and a ground floor bathroom/W.C. The property is 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.

## Brook Street, Port Talbot, Neath Port Talbot.

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### Porch

Via double glazed front door with part tiled walls, laminate floor and door into:

### Hall

Stairs to the first floor, laminate flooring and radiator.

### Lounge (12' 11" x 9' 08" ) or (3.94m x 2.95m)

Two recess alcoves with lights and shelving. Wall mounted pebble effect fire, radiator and double glazed window to the front.

### Dining Room (12' 07" Max x 10' 01" ) or (3.84m Max x 3.07m)

Feature gas fire set on a marble effect hearth, two recess alcoves incorporating storage cupboard, laminate floor, radiator and window to the rear.

### Kitchen (12' 08" x 9' 05" ) or (3.86m x 2.87m)

Fitted with a range of wall, drawer and base units with worktops over incorporating stainless steel sink and drainer. Electric oven and four ring electric hob with extractor chimney over. Plumbing for washing machine, space for fridge freezer, understairs storage cupboard and part tiled walls. Tiled flooring, radiator, two double glazed windows to the side and double glazed window to the rear. Open to:

### Rear Hallway area

Part tiled walls, tiled flooring, double glazed door to the side and door into:

### Bathroom/W.C. (8' 08" x 6' 10" ) or (2.64m x 2.08m)

Comprising panelled bath with overhead shower and glass side screen, pedestal wash hand basin and low level W.C. Tiled walls and floor, radiator and double glazed obscure window to the rear.

### First Floor Landing

Radiator and access to loft.

### Bedroom 1 (13' 01" x 9' 07" ) or (3.99m x 2.92m)

Radiator, double glazed windows to the rear and side.

### Bedroom 2 (10' 03" x 8' 10" ) or (3.12m x 2.69m)

Airing cupboard housing water tank, radiator and double glazed window to the rear.

### Bedroom 3 (11' 02" x 8' 09" ) or (3.40m x 2.67m)

Radiator and double glazed window to the front.

### Bedroom 4 (8' 01" x 6' 06" ) or (2.46m x 1.98m)

Radiator and double glazed window to the front.

### Outside

Enclosed rear garden currently overgrown with garage and pedestrian 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 drainage, mains gas

### Tenure

Freehold

### 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](mailto: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.