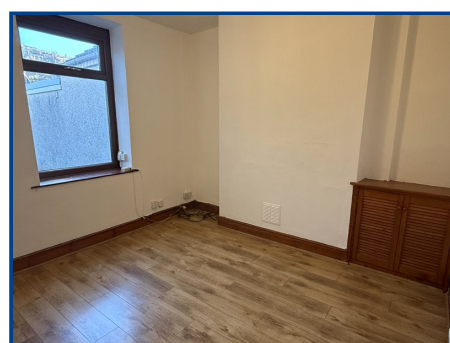


**King Street
Port Talbot
Neath Port Talbot.**

Price **£129,950**



- MID TERRACE PROPERTY
- TWO BEDROOMS
- TWO RECEPTION ROOMS
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- ENCLOSED REAR GARDEN



General Description

We are pleased to offer for sale this well presented two bedroom mid terrace property, situated close to the Port Talbot Town Centre with all its amenities, the Port Talbot Transport Hub and with easy access to the M4 Motorway. The Aberavon Beach is a short drive away with its various eateries, a Leisure Complex and a Cinema. Council Tax Band B. Viewing is recommended.

EPC Rating: D66

King Street, Port Talbot, Neath Port Talbot.

Property Description

Offered for sale is this mid terrace property with the accommodation comprising of entrance hall, two reception rooms, fitted kitchen and bathroom/W.C. to the ground floor with two bedrooms to the first floor. The property benefits from having gas central heating, double glazing and an enclosed garden to the rear. Viewing is recommended.

Hall

Stairs to the first floor, laminate floor, radiator and understairs storage area.

Lounge (13' 04" x 8' 08") or (4.06m x 2.64m)

Two recess alcoves, coved ceiling and laminate floor. Radiator and double glazed window to the front.

Sitting Room (11' 04" x 11' 02") or (3.45m x 3.40m)

Two recess alcoves, laminate floor, radiator and double glazed window to the rear.

Kitchen (11' 07" x 8' 06") or (3.53m x 2.59m)

Fitted with a range of base and wall units with complementary work surfaces over incorporating stainless steel sink and drainer. Space for cooker, plumbing for washing machine and space for fridge freezer. Wall mounted gas combination boiler, vinyl flooring and double glazed window to the side. Door into:

Inner Hall

Vinyl flooring, door to the side and door into:

Bathroom/W.C.

Comprising panelled bath, wash hand basin and low level W.C. Part tiled walls, vinyl flooring, extractor fan, radiator and double glazed obscure window to the rear.

First Floor Landing

Storage cupboard, textured ceiling, access to loft and double glazed window to the rear.

Bedroom 1 (16' 09" x 9' 04") or (5.11m x 2.84m)

Two recess alcoves, radiator and two double glazed windows to the front.

Bedroom 2 (11' 04" x 10' 08") or (3.45m x 3.25m)

Two recess alcoves, radiator and double glazed window to the rear.

Outside

Enclosed rear garden laid to gravel and concrete. Pedestrian gated access to the rear lane and double doors 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

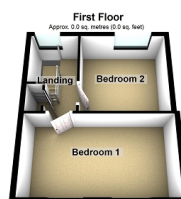
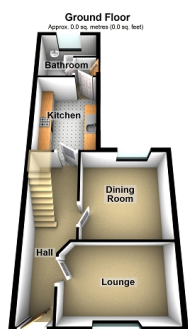
Mains electricity, mains water, mains gas, mains drainage

Tenure

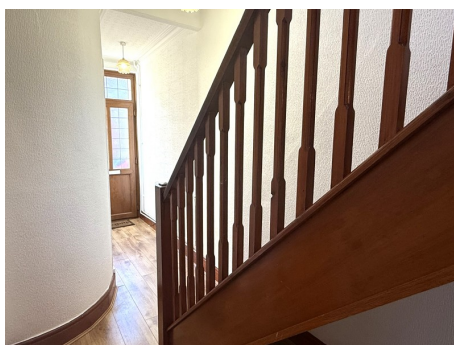
Freehold

Council Tax

B



Total area: approx. 0.0 sq. metres (0.0 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 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.