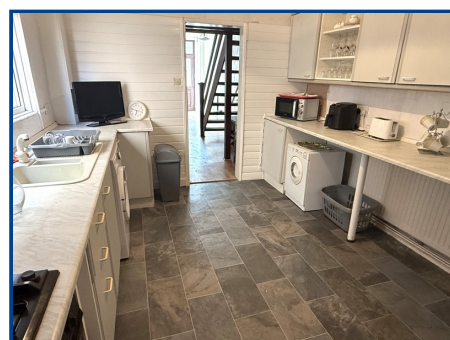
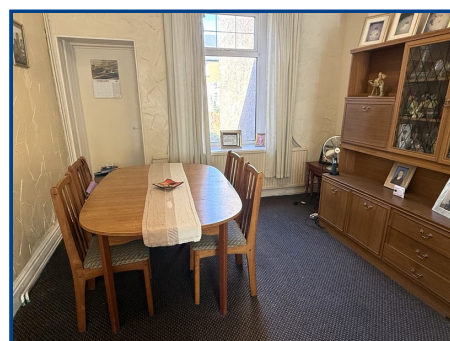


**Tydraw Street
Port Talbot
Neath Port Talbot.**

Price **£115,000**



- MID TERRACE HOUSE
- CLOSE TO TOWN CENTRE
- THREE BEDROOMS
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- REQUIRES MODERNISATION
- ENCLOSED GARDEN
- NO CHAIN



General Description

We are pleased to offer for sale this three bedroom mid terrace property situated within walking distance of the Port Talbot Town Centre with its many amenities with the Aberavon Beach being a short drive away with many children's activities, a Cinema and a Leisure Centre. Also in the vicinity is Margam Park with its historic castle, walking and biking trails. Council Tax Band B.

Tydraw Street, Port Talbot, Neath Port Talbot.

Property Description

An opportunity to purchase a Mid Terrace property close to the town centre with the accommodation comprising of entrance hallway, lounge/dining room, kitchen, inner hallway, bathroom and WC to the ground floor and three bedrooms to the first floor. The property benefits from gas central heating and double glazing but does require modernisation. Externally there is a front forecourt and enclosed rear garden. Ideal first time buy.

Entrance

Via double glazed door, staircase to first floor, laminate flooring, radiator.

Lounge/Dining Room (22' 06" Max x 12' 02" Max) or (6.86m Max x 3.71m Max)

Double glazed windows to the front and rear, feature fireplace incorporating electric fire, coved and textured ceiling, two radiators.

Kitchen (12' 08" Max x 9' 06" Max) or (3.86m Max x 2.90m Max)

Double glazed window to side fitted with a range of wall, drawer and base units with worktops over incorporating one and a half bowl sink and drainer, electric oven and four ring gas hob with extractor fan over, plumbing for washing machine, space for fridge freezer, vinyl flooring, radiator.

Inner Hall

Double glazed obscure door to the side, textured ceiling, vinyl flooring.

Bathroom (7' 02" x 5' 05") or (2.18m x 1.65m)

Double glazed obscure window to the rear, fitted with disabled walk-in shower and seat, pedestal wash hand

basin, part respatex panelling to walls, non slip flooring, extractor fan, radiator.

W.C.

Double glazed obscure window to the rear, fitted with WC, non slip flooring, radiator.

First Floor Landing

Double glazed obscure window to the rear, storage cupboard.

Bedroom 1 (13' 04" x 10' 05") or (4.06m x 3.18m)

Double glazed window to the front, radiator.

Bedroom 2

Double glazed window to the rear, storage cupboard housing gas central heating boiler.

Bedroom 3

Double glazed window to the front, textured ceiling, radiator.

EXTERNALLY

Front forecourt, enclosed rear garden laid mainly to patio, pedestrian gated access to 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

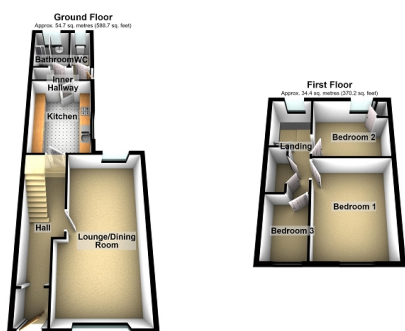
Mains electricity, mains water, mains gas

Tenure

Freehold

Council Tax

B



Total area: approx. 68.9 sq. metres (749.9 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.