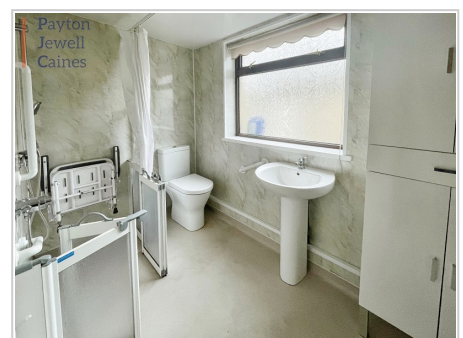


Arthur Street,
Port Talbot,
Neath Port Talbot.
SA12 6EH

95,000



- Three bedroom mid terrace house
- Two reception rooms
- Downstairs adapted shower room
- Rear courtyard
- NO ONGOING CHAIN
- Council Tax B/



Ref: PRC68899

Viewing Instructions: Strictly By Appointment Only

General Description

We are pleased to present this THREE BEDROOM MID TERRACE HOUSE, located in Aberavon close to local schools, shops and amenities. Walking distance to Port Talbot town centre and transport links. Ideal purchase for first time buyers or investors. NO ONGOING CHAIN.

Accommodation

Vestibule

Access via PVCu decorative double glazed part panelled door. Artex ceiling. Coving. Emulsioned walls. Laminate flooring. Single multi glazed wooden door leading to:

Hallway

Stippled ceiling. Coving. Emulsioned walls. Radiator. Staircase to first floor with fitted carpet. Laminate flooring. Multi glazed wooden door leading to:

Reception 1 (12' 4" x 10' 0") or (3.76m x 3.05m)

Artex ceiling. Coving. Emulsioned walls. PVCu double glazed window to front of property. Wooden fire surround, marble hearth and back plate with electric fire. Radiator. Laminate flooring. Arch way leading to:

Reception 2 (13' 0" x 10' 3") or (3.95m x 3.13m)

Artex ceiling. Coving. Emulsioned walls. PVCu double glazed window to the rear of property. Wooden fire surround, marble hearth, back plate and gas fire. Radiator. Under stair storage. Laminate flooring. Wood framed single multi glazed door leading to:

Kitchen (9' 8" x 9' 7") or (2.95m x 2.91m)

Tongue and groove to ceiling. Emulsioned walls. PVCu double glazed window to rear of property. A range of wall and base units. Complementary work surfaces. Tiled splash back areas. Single drainer sink unit with mixer tap. Built in fridge freezer. Four ring gas hob. Separate grill and oven. Concealed extractor hood. Plumbing for automatic washing machine. Radiator. Vinyl floor covering. PVCu door to the rear of property. Door leading to:

Bathroom (9' 1" x 5' 3") or (2.77m x 1.61m)

Respatex ceilings and walls. PVCu frosted double glazed window to rear of property. Three piece suite comprising low level W.C., pedestal wash hand basin and wet area with overhead mains fed shower, shower rail and curtain. Fitted cupboard to wall. Radiator. Special non slip flooring.

Landing

Artex ceiling. Coving. Access into attic. Emulsioned walls. Radiator. Laminate flooring. All doors leading off.

Bedroom 1 (11' 0" x 9' 4") or (3.36m x 2.85m)

Artex ceiling. Coving. Emulsioned walls. PVCu double glazed window to front of property. Fitted double door wardrobe. Radiator. Laminate flooring.

Bedroom 2 (9' 5" x 8' 10") or (2.87m x 2.68m)

Skimmed ceiling. Coving. Emulsioned walls. PVCu double glazed window to rear of property. Built in six door wardrobe. Radiator. Laminate flooring.

Bedroom 3 (7' 11" x 6' 10") or (2.42m x 2.09m)

Artex ceiling. Coving. Papered walls. PVCu double glazed window to the front of property. Double door wardrobe. Radiator Laminate flooring.

Rear Courtyard

Enclosed and bounded by wall. Brick built storage shed. Rear lane access.

Notes

We have been informed by the vendor that the property is held freehold but we have not inspected the title deeds.

Services

EPC Rating:62

Tenure

We are informed that the tenure is Freehold

Council Tax

Band Not Specified





GROUND FLOOR



FIRST FLOOR

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. Floorplans are for illustrative purposes only. These details are issued on the strict understanding that any negotiations in respect of the property name herein are conducted through PJC Homes.