Ffrwd-wyllt Street
Port Talbot
Neath Port Talbot.

Price **£139,995**











- MID TERRACE PROPERTY
- THREE BEDROOMS
- LOUNGE/DINING ROOM
- GROUND FLOOR BATHROOM/W.C.
- GAS CENTRAL HEATING
- DOUBLE GLAZING

General Description

EPC Rating: C71

Offered for sale is this three bedroom mid terrace property situated in this popular location and close to the Port Talbot Town Centre with its many bars, eateries and shops. The property also has easy access to the M4 Motorway. The Aberavon Beach is a short drive away with many children's activities, a Cinema and a Leisure Centre. Council Tax Band B.

Ffrwd-wyllt Street, Port Talbot, Neath Port Talbot.

Property Description
Situated in a popular location is this three bedroom mid terrace property with the accommodation comprising of entrance porch, hallway, lounge/dining room, kitchen and bathroom to the ground floor with three bedrooms to the first floor. The property benefits from having gas central heating, double glazing and an enclosed rear garden.

Porch
Via double glazed entrance door with part tiled walls, laminate floor and open into:

Hallway
Stairs to the first floor, laminate floor, radiator and door into:

Lounge/Dining Room (20' 11" x 12' 11") or (6.38m x 3.94m)
Laminate flooring, two radiators and two recess alcoves incorporating shelving. Double glazed windows to the front and rear. Door into:

Kitchen (10' 8" x 9' 9") or (3.25m x 2.97m)
Fitted with a range of wall, drawer and base units with worktops over incorporating stainless steel one and half bowl and drainer. Electric oven, four ring gas hob and extractor fan over. Plumbing and space for washing machine, space for fridge/freezer and understairs storage cupboard. Part tiled walls, tiled flooring and double glazed window to the side. Open into:

Rear Porch
Wall mounted gas combination boiler, space for tumble dryer, part tiled walls and tiled flooring. Double glazed door to the side.

Bathroom/W.C.
Comprising P shaped bath with side screen, pedestal wash hand basin and low level W.C. Tiled walls, tiled floor, radiator and double glazed obscure window to the rear.

First Floor Landing
Storage cupboard, access to loft and double glazed window to the rear.

Bedroom 1 (11' 10" x 9' 0") or (3.61m x 2.74m)
Built in wardrobes with overbed storage, coved ceiling, radiator and double glazed window to the front.

Bedroom 2 (10' 2" x 8' 10") or (3.10m x 2.69m)
Coved ceiling, radiator and double glazed window to the rear.

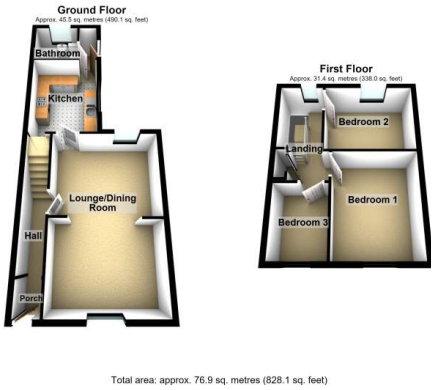
Bedroom 3 (8' 7" x 6' 9") or (2.62m x 2.06m)
Coved ceiling, radiator and double glazed window to the front.

Outside
Enclosed rear garden mainly laid to lawn, patio area and pedestrian access to the rear lane.

Services
Mains electricity, mains water, mains gas, mains drainage

Tenure
Freehold

Council Tax
B



Total area: approx. 76.9 sq. metres (828.1 sq. feet)





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