



Brook Street, offers in the region of £140,000

- No ongoing chain
- Off road parking to the rear
- ideal first-time buy, family home or investment opportunity
- Great access to the M4
- EPC Rating: C
- Council Tax Band : B



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About the property

Situated on the popular Brook Street in Port Talbot, this three-bedroom mid-terrace home is offered for sale with no ongoing chain.

Boasting excellent links to local amenities including High street stores, parks & playgrounds, Bars & Restaurants as well as public transport and commuting routes via the M4 Corridor. Well situated for attendance to Ysgol Cwm Brombil super school or the popular St. Joseph's Catholic Schools. The accommodation comprises an entrance hallway with stairs rising to the first floor and access to two reception rooms, providing versatile living and dining space. The second reception room leads through to a modern fitted kitchen, which in turn opens to a useful passage area with additional storage space and access to the ground-floor bathroom.

To the first floor are three well-proportioned bedrooms. Externally, the rear garden features a patio seating area, an attractive artificial lawn, and a further stone-chipped section currently utilised as off-road parking.

Internal viewings are highly recommended!

Accommodation

Entrance Hallway

Living Room

Dining Room

Kitchen

Bathroom

Landing



Bedroom One

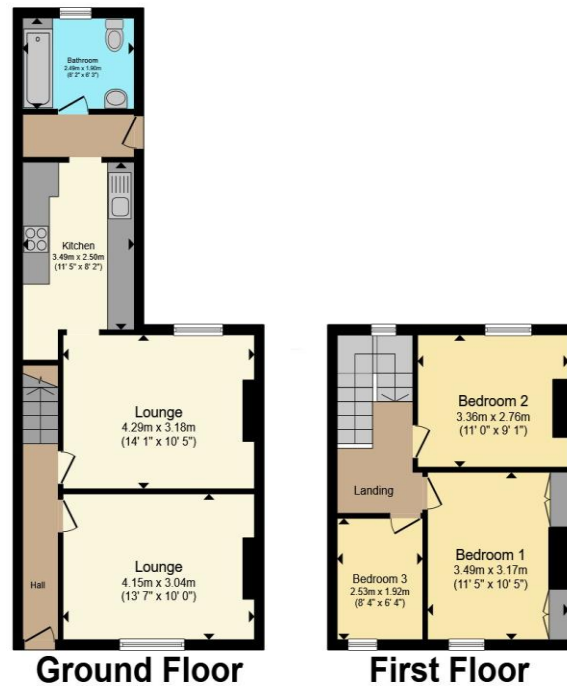
Bedroom Two

Bedroom Three

Agents Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Floorplan



Total floor area 82.4 m² (887 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.