

For Sale

30, Oakwood Street, Port Talbot
£68,995



Description

We are pleased to present this excellent investment opportunity located in the heart of Port Talbot with all its amenities and a minutes walk to the transport hub of Port Talbot Parkway. This terraced property, recently upgraded with exterior installation and re-rendered to the rear, comprises of entrance hallway, two reception rooms, fitted kitchen and bathroom to the first floor with three bedrooms to the first floor. The property also offers an enclosed garden to the rear. Council tax Band B

- ▶ 3 Bedrooms
- ▶ Terraced
- ▶ Close To Town
- ▶ In need of upgrading
- ▶ Enclosed Garden
- ▶ Gas Central Heating
- ▶ EPC Rating - D

Hallway

Via uPVC double glazed door, wood panelled walls, radiator, access to two reception rooms, stairs to first floor.

Reception Room 1



4.14m x 3.80m [13'7" x 12'6"] - uPVC double glazed window to front, radiator, gas meter.

Reception Room 2



4.14m x 3.80m [13'7" x 12'6"] - uPVC double glazed window to rear, radiator, access to kitchen, electric meter.

Kitchen



3.42m x 2.82m [11'3" x 9'3"] - Tiled flooring, uPVC double glazed window to side, fitted with a range of base and wall mounted units in white, sink unit, access to lobby.

Lobby

uPVC double glazed door to side, Baxi gas boiler, access to bathroom.

Bathroom



2.73m x 2.37m [8'11" x 7'9"] - Tiled flooring, uPVC double glazed window to rear, fitted with a three piece bathroom suite in white, radiator.

Stairs / Landing

uPVC double glazed window to rear, doors to bedrooms, attic access.

Bedroom 1



3.56m x 3.15m [11'8" x 10'4"] - uPVC double glazed window to front, radiator.

Bedroom 2



3.15m x 2.65m [10'4" x 8'8"] - uPVC double glazed window to rear, radiator.

Bedroom 3



2.68m x 2.13m [8'9" x 6'12"] - uPVC double glazed window to front, radiator.

Rear Exterior

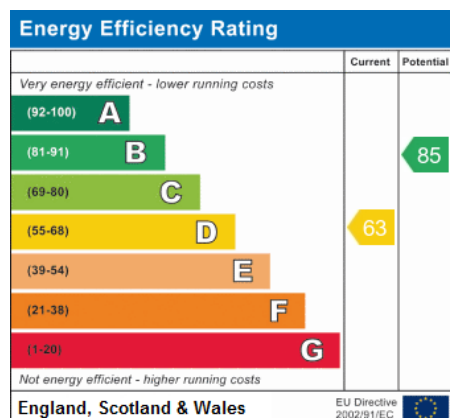


Enclosed, laid to concrete, areas laid to lawn, plants with mature shrubs, rear lane access via timber gate.

Tenure

We have been advised by the vendor that this property is freehold. However, we would recommend you instruct your legal representative to confirm this for you.

EPC Rating



Viewing Arrangements

Strictly by appointment with the Agents.

Purchasing Procedure

Once you are interested in purchasing this property, please call in person or telephone our office to make your offer. Any delay may result in the property being sold to someone else and survey and legal fees being unnecessarily incurred.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BY THE AGENTS FROM INFORMATION SUPPLIED BY THE VENDOR, BUT THEIR ACCURACY IS NOT GUARANTEED, NOR WILL THE AGENTS ACCEPT RESPONSIBILITY FOR ANY ERROR THEREIN, NOR SHALL THE PARTICULARS FORM ANY PART OF ANY CONTRACT. THESE PARTICULARS ARE ALSO ISSUED ON THE UNDERSTANDING THAT ANY NEGOTIATIONS IN RESPECT OF THE PURCHASE OF THIS PROPERTY SHALL BE CARRIED OUT THROUGH TONY JOHN & Co