

38 Castle Street, Port Talbot, Neath Port Talbot. SA12 6DS

**£135,000**

## Main Features

- Freehold
- Gas Heating
- uPVC Double Glazing
- Three Reception Rooms
- Three Bedrooms
- EPC
- Council Tax B
- Need A Mortgage? We Can Help!

## General Information

Situated within easy walking distance to Port Talbot town centre and bus station this three bedroom mid-terrace property offers good accommodation and has the benefit of gas heating, uPVC double glazing, three reception rooms and kitchen to the ground floor with three bedrooms and bathroom to the first floor. There is a garden to the front and to the rear with rear gated access. Ideal family home.

## GROUND FLOOR

Through uPVC double glazed door to;

### Entrance Porch

Coving. Tiled flooring. Through door to;

### Entrance Hall

Radiator. Tiled flooring. Carpet to stairs.

### Lounge

(12' 6" x 14' 10") or (3.82m x 4.52m)

uPVC double glazed window. Coving. Alcove lighting. Radiator with cover. Carpet.

### Dining Room

(12' 11" x 11' 10") or (3.94m x 3.60m)

uPVC double glazed french door to rear. Radiator. Tiled flooring.

## Sitting Room

(10' 6" x 14' 4") or (3.21m x 4.37m)

Two uPVC double glazed windows. Feature fireplace with log burner. Radiator. Tiled flooring.

## Kitchen

(10' 1" x 10' 6") or (3.08m x 3.19m)

uPVC double glazed window and door. Stainless steel sink unit incorporated in base with range of matching base and wall units. Built-in oven and hob with extractor hood. Tiled between units. Plumbing for washing machine. Radiator. Tiled flooring.

## FIRST FLOOR

### Landing

Double landing. Cupboard. Access to loft via stairs. Carpet.

### Bedroom One (Front)

(14' 10" x 10' 8") or (4.52m x 3.24m)

Two uPVC double glazed windows with tilt and turn window. Wardrobe. Radiator. Carpet.

### Bedroom Two (Rear)

(11' 3" x 10' 10") or (3.44m x 3.30m)

uPVC double glazed tilt and turn window. Radiator. Carpet.

### Bedroom Three (Rear)

(10' 10" x 8' 4") or (3.30m x 2.55m)

uPVC double glazed window. Radiator. Cupboard housing combination boiler serving domestic hot water and gas central heating. Carpet.

## **Bathroom**

uPVC double glazed window. Pedestal wash hand basin, low level WC and panelled bath with shower over and screen. Tiled walls. Radiator. Cushioned flooring.

## **Attic**

(12' 6" x 15' 2") or (3.80m x 4.63m)  
Two velux windows. Carpet.

## **EXTERNALLY**

### **To Front**

Front garden.

## **To Rear**

Patio area, mature shrubs, large shed and rear lane access.

## **Viewings**

Strictly By Appointment Only

## **Utilities**

Mains electricity, mains water, mains gas, mains drainage (services not tested)

**Current council tax banding** B

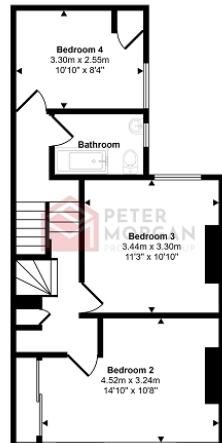
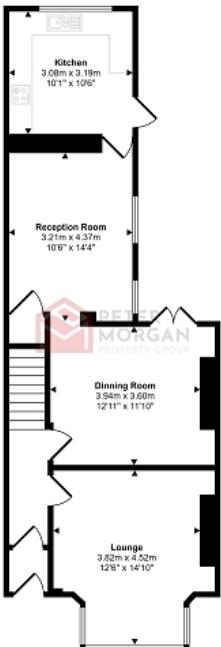
**Current heating type** Gas

**Tenure (To be confirmed)** Freehold







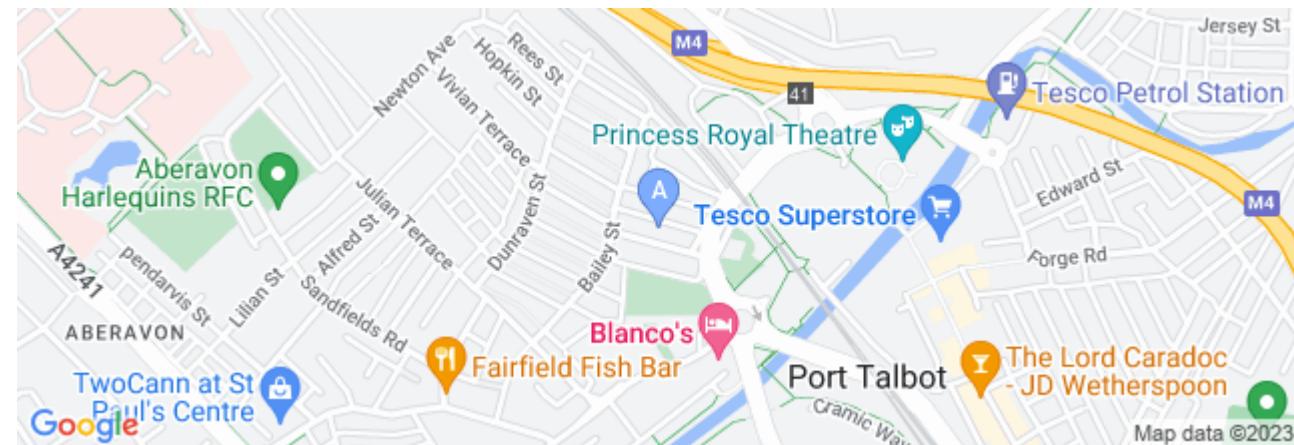


Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 3D.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate The portion up to and including ?180,000 0% The portion over ?180,000 up to and including ?250,000 3.5% The portion over ?250,000 up to and including ?400,000 5% The portion over ?400,000 ?400,000 up to and including ?750,000 7.5% The portion over ?750,000 up to and including ?1,500,000 10% The portion over ?1,500,000 12% Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS( National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from 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 us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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