

**Water Street  
Port Talbot  
Neath Port Talbot.**

Price **£69,950**



- MID TERRACE PROPERTY
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- IN NEED OF UPDATING
- GAS CENTRAL HEATING
- ENCLOSED REAR GARDEN



**General Description**

PUBLIC NOTICE - 129 Water Street, Port Talbot SA12 6LF

We are acting in the sale of the above property and have received an offer of £65,250. Any interested parties must submit their offer in writing to the selling agent within 14 days of the date of this notice. If no further acceptable offers are received during this period, the property will be market as Sold Subject to Contract (SSTC) and no further offers will be accepted while under this status. Date Of Notice: 17.06.26.

**EPC Rating: D67**

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## Hall

Via double glazed front door with laminate floor, stairs to the first floor and radiator.

## Lounge (11' 05" x 10' 06" ) or (3.48m x 3.20m)

Two recess alcoves incorporating storage cupboards, laminate floor and radiator. Double glazed window to the front.

## Dining Room (12' 0" x 10' 03" ) or (3.66m x 3.12m)

Two recess alcoves, understairs storage cupboard, laminate floor and radiator. Double glazed window to the rear.

## Kitchen (9' 07" x 8' 09" ) or (2.92m x 2.67m)

Fitted with wall, drawer and base units with work tops over incorporating one and half bowl sink and drainer. Electric oven and four ring electric cooker with extractor fan over and plumbing for washing machine. Part tiled walls, tiled flooring, wall mounted gas central heating boiler and double glazed window to the side.

## Inner Hall

Part tiled walls, tiled flooring, radiator and double glazed door to the side.

## Bathroom/W.C. (8' 06" x 6' 03" ) or (2.59m x 1.91m)

Comprising bath, pedestal wash hand basin and low level W.C. Part tiled walls, vinyl flooring, radiator and double glazed obscure window to the rear.

## First Floor Landing

Doors off to:

## Bedroom 1 (10' 06" x 7' 05" ) or (3.20m x 2.26m)

Radiator and double glazed window to the front.

## Bedroom 2 (10' 07" x 9' 04" ) or (3.23m x 2.84m)

Radiator and double glazed window to the rear.

## Bedroom 3 (10' 07" x 9' 01" ) or (3.23m x 2.77m)

Radiator and double glazed window to the side.

## Bedroom 4 (7' 05" x 7' 01" ) or (2.26m x 2.16m)

Access to loft, radiator and double glazed window to the front.

## Outside

Good size enclosed rear garden laid mainly to lawn with patio area.

## Broadband and Mobile phone

Broadband is available in the vicinity and the mobile phone signal in the area is deemed to be good.

## Services

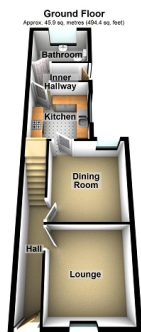
Mains electricity, mains water, mains gas, mains drainage

## Tenure

Freehold

## Council Tax

A



Total area: approx. 83.9 sq. metres (903.5 sq. feet)



## Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

## Professional Services

Our 12 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial. If you require professional property advice when purchasing or selling a property contact the team via [surveys@ctf-uk.com](mailto:surveys@ctf-uk.com).

## Money Laundering Regulations

As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.