



15 Rees Street, Port Talbot, SA12 6HB

£69,995

.....CASH BUYERS ONLY.....

.....VACANT PROPERTY - NO FORWARDING CHAIN.....

Excellent opportunity for a cash buyer to purchase this 3 bedroom mid terraced property, two reception rooms, kitchen, utility room, ground floor w.c and first floor bathroom.

The property is in the heart of Aberavon walking distance to Port Talbot town centre, Aberavon beach and close to all local amenities and the M4 corridor.

To book an appointment to view please call PENNAF PREMIER on 01639 760033.

OPEN EVENING ON TUESDAY 5TH AUGUST, 2025. AT 5PM TO 6PM

GROUND FLOOR



Entrance Hallway

Entrance through Upvc double glazed door to hallway. Artex ceiling with central light, papered walls with dado rail, smoke alarm, carpet. Under stair cupboard. Gas meter in cupboard. Stairs leading to first floor.

Reception Room One

10'11" x 10'10" (3.348 x 3.313)

Upvc double glazed window to front. Artex ceiling with central light, papered walls with dado rail, radiator, carpet. Wall mounted gas fire.



Reception Room Two

17'0" (widest point) x 11'2" (5.192 (widest point) x 3.407)

Upvc single glazed window into inner hallway. Artex ceiling with two light fittings, papered walls, radiator, carpet. Feature window from hallway with doors leading to kitchen and utility room. Wall mounted gas fire with back boiler. Electric meter housed in cupboard.



Kitchen

8'7" x 5'6" (2.631 x 1.700)

Upvc double glazed window to rear and upvc double glazed window into lean-to. Plaster painted ceiling with central light, plaster painted walls. Matching range of wall and base units with laminate work surface. Free standing oven, space for fridge freezer, stainless steel sink with mixer taps. Ceramic floor tiles. Upvc double glazed door into lean-to.



Utility Room

Upvc double glazed window into lean-to. Plaster painted ceiling with central light, plaster painted walls. Plumbing and space for washing machine (washing machine is staying), ceramic floor tiles. Door through from reception room two.

Lean-To

8'6" x 4'6" (2.608 x 1.390)

Upvc double glazed rear door. Clear roof sheeting. Base unit storage. Continuation of ceramic floor tiles. Upvc double glazed door to rear garden.



Cloakroom

Door leading from lean-to into cloakroom. Plaster ceiling with central light. Ceramic tiled walls and floor. Low level W.C.



FIRST FLOOR

Stairs and Landing

Wooden banister to stairs and landing. Papered ceiling with central light, plaster painted walls with dado rail. Carpet to stairs and landing. Access to attic.



Bedroom One

11'3" x 9'8" (to widest point) (3.439 x 2.956 (to widest point))

Upvc double glazed window to front. Papered ceiling and walls with central light. Radiator, carpet. Fitted wardrobe space to alcoves.



Bedroom Two

10'11" x 9'9" (3.349 x 2.973)

Upvc double glazed tilt and turn window to rear. Papered walls and ceiling with central light, radiator, carpet. Fitted wardrobe and storage cupboard housing water storage tank



Bedroom Three

7'2" x 5'11" (2.198 x 1.813)

Upvc double glazed window to front. Papered walls and ceiling with central light. Radiator, carpet.



Bathroom

Upvc Opaque double glazed window to rear. Papered ceiling with central light, tiled walls. Pedestal wash hand basin, low level W.C. Standard bath with electric shower over and shower curtain, radiator, carpet.

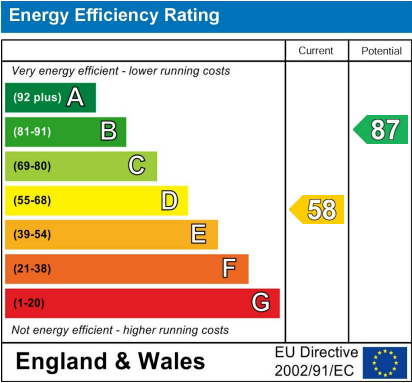
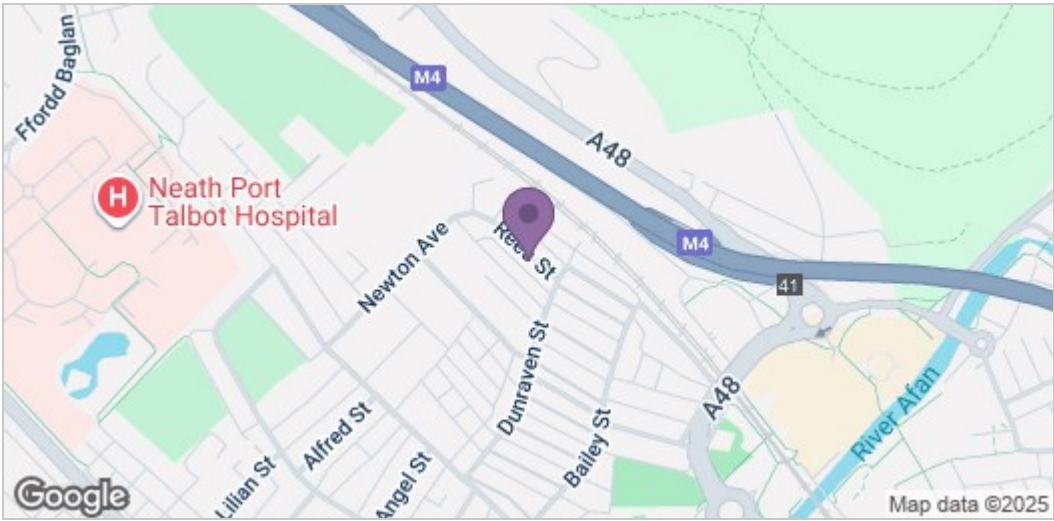


OUTSIDE AREAS

Rear Garden

Enclosed rear garden with high walls. Wooden gate to rear lane. Wooden garden shed. Patio slabs to the garden area.





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