

**22 QUEEN STREET
PONTRHYDYFEN
PORT TALBOT
SA12 9TF**

**burnett
davies**

Chartered Surveyors

21 Penline Road,
Whitchurch,
Cardiff
CF14 2AA

Tel: 029 2062 1162
Fax: 029 2062 1141

Email: enquiries@burnettdavies.com
www.burnettdavies.com



£80,000

Contact: 029 2062 1162

Particulars



LOCATION

The property is located on the west side of Queen Street in an established residential area close to local amenities.

DESCRIPTION

The property comprises a two storey, two bedroom semi detached house with basement accommodation.

The property benefits from double glazing to both the front and rear elevations.

Internally, the property has reasonably modern fixtures and fittings and is centrally heated throughout.

The property has off road car parking and to the rear there is a small garden area with steps leading down to a large sloping garden which is over looking the road.

ACCOMMODATION

Ground Floor

Lounge	28.63 m ²
Bathroom	17.17 m ²
Dining Area	11.07 m ²
Kitchen	13.35 m ²

Basement

Room 1	09.36 m ²
Room 2	13.79 m ²
Room 3	06.83 m ²

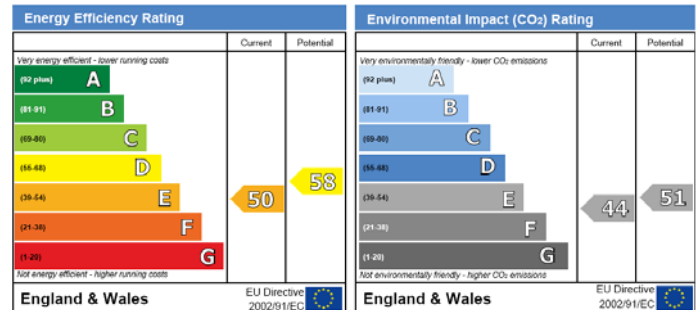
First Floor

Bedroom 1	15.00 m ²
Bedroom 2	15.77 m ²

TERMS

The freehold is available to purchase at an asking price of **£80,000**.

ENERGY PERFORMANCE CERTIFICATE



HOME INFORMATION PACK

http://hips.rtllegal.co.uk/hips/publicdownload.aspx?file=HIP_951126.01.pdf&token=90494c1f3e9405e56d00fe0ace607fee

VIEWINGS

Strictly by prior arrangement with Sole Agent. For further information please contact;

Burnett Davies
21 Penline Road
Whitchurch
Cardiff
CF14 2AA

Tel: 029 2062 1162
Fax: 029 2062 1141
Email: agency@burnettdavies.com

Subject to contract and availability.

Disclaimer: Burnett Davies for themselves and for the vendors or lessors of these assets, give notice that:

- (1) These particulars are prepared without responsibility on the part of Burnett Davies & Co., the vendors, lessors or owners and are intended as a general outline for the guidance of prospective purchaser or lessees. They do not constitute or form part of any offer or contract and in the event of any inconsistencies between these particulars and the Conditions of Sale, the latter shall prevail.
- (2) All information in these particulars is provided in good faith and is believed to be correct at the date of issue. However the accuracy of such information cannot be guaranteed and any error, omission or misdescription shall not annul the sale or be grounds on which compensation may be claimed. Accordingly intending purchasers or lessees must satisfy themselves by inspection, enquiry or otherwise as to the correctness of each of the statements contained in these particulars. No liability is accepted for any travelling or other expenses incurred by applicants in viewing assets that may have been sold, let or withdrawn.
- (3) The vendor does not make or give, nor are the partners or staff or Burnett Davies & Co. authorised to make or give, any representations or warranties whatsoever in relation to the assets.

Please note that VAT may be added to any sale price or rent quoted.

It is recommended that prospective purchasers and lessors make their own enquiries to establish the VAT implications prior to entering into any agreement.