



TRINITY
HOUSE

Flat 16 Tydraw Street, Port Talbot, Neath
Port Talbot. SA13 1BR

£90,000

PCJ PAYTON
JEWELL
CAINES

Flat 16 Tydraw Street, Port Talbot, Neath Port Talbot. SA13 1BR

We are pleased to offer this WELL PRESENTED TWO BEDROOM flat which is situated within minutes walk to the TOWN CENTRE, LOCAL SCHOOLS. Close to the train and bus station.

£90,000

- Two bedroom flat.
- Spacious throughout.
- Modern fitted bathroom.
- No ongoing chain.
- Leasehold



OVERVIEW

We are pleased to present this two bedroom top floor flat which is in close to the town centre, local schools, train and bus station.

Accommodation briefly comprises of entrance hall, kitchen, lounge, bedroom and bathroom.

With loft space that's perfect for a second bedroom.

HALLWAY

Skimmed Ceiling. Emulsioned walls. Wall mounted electric heater. Skirting boards. Fitted carpets. Staircase to first floor. Doorways leading off.

KITCHEN (10' 1" x 7' 5") or (3.07m x 2.26m)

Skimmed ceilings. Emulsioned walls. Wall mounted electric heaters. Kitchen comprises with a range with wall and base units. Integrated electric oven with four ring electric hob and overhead extractor hood. Space for appliances. Vinyl flooring. Open plan into:

LOUNGE (23' 8" x 10' 11") or (7.22m x 3.32m)

Skimmed ceiling. Emulsioned walls. Velux window. Two double glazed PVCu windows. Two wall mounted electric heaters. Skirting board. Fitted carpet.

BEDROOM (15' 8" x 10' 7") or (4.77m x 3.22m)

Skimmed ceiling. Velux window. Emulsioned walls. Wall mounted electric heater. Skirting board. Fitted carpet.

BATHROOM (10' 9" x 6' 8") or (3.27m x 2.04m)


Skimmed ceiling. Emulsioned walls with tiled to splash-back areas. Velux window. Three piece suite comprising bath with overhead electric shower, shower rail with shower curtain, pedestal wash hand basin and W.C. Vinyl flooring.

BEDROOM 2 (13' 4" x 10' 9") or (4.07m x 3.27m)

Skimmed ceiling. Emulsioned walls. Two velux windows. wall mounted electric heater. Built in cupboard housing water tank. Skirting boards. Fitted carpets.



EPC

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.



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