



Tanygroes Street, Port Talbot, Neath Port  
Talbot. SA13 1EG

£139,950

**PAJ** PAYTON  
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CAINES



# Tanygroes Street, Port Talbot, Neath Port Talbot. SA13 1EG

We are pleased to offer this THREE BEDROOM TERRACED home which is situated within walking distance to central infants school, local shops and amenities. Conveniently located close to the M4 corridor and Town Centre. Ideal family home.

£139,950 - Freehold

- Three bedroom terraced house
- Open plan lounge/dining room
- Sun room
- Downstairs cloakroom
- Double garage



## DESCRIPTION

We are pleased to offer this three bedroom terraced home which is situated within walking distance to central infants school, local shops and amenities. Conveniently located close to the M4 corridor and Town Centre. Ideal family home.

Accommodation briefly comprises vestibule, hallway, open plan lounge/dinning room, kitchen, sun room and downstairs W.C. To the first floor three bedrooms and bathroom. To the outside front forecourt and rear garden. Double garage.

## VESTIBULE

Access via wooden and part single glazed front door. Original coved ceiling. Emulsioned walls. Wooden fully glazed door into Hallway.

## HALLWAY

Papered ceiling. Coving. Papered walls. Radiator. Fitted carpet. Staircase to first floor.

## LOUNGE / DINING ROOM (24' 6" max x 13' 11" max) or (7.46m max x 4.23m max)

Artex ceiling. Coving. Papered walls. Front facing double glazed PVCu window set within bay. Rear facing double glazed PVCu window. Two radiators. Under stair storage. Fitted carpet.

## KITCHEN (14' 5" x 10' 4") or (4.39m x 3.14m)

Skimmed ceiling. Coving. Emulsioned walls. Side facing double glazed PVCu window. Tiles to splash back areas. A range of wall and base units with complimentary work surfaces. Single drainer sink unit. Radiator. Vinyl floor covering. Wooden part panelled part single glazed and wooden single glazed window into extension.

## SUN ROOM (10' 11" x 8' 4") or (3.33m x 2.54m)

Artex ceiling. Coving. Two emulsioned walls and two walls brick. Two rear facing double glazed PVCu windows. Radiator. Fitted carpet. PVCu double glazed door to rear garden.

## DOWNSTAIRS CLOAKROOM

Artex ceiling. Coving. Part papered part tiled walls. Rear facing frosted double glazed PVCu window. Low level W.C. Vinyl floor covering.

## SPLIT LEVEL LANDING

Artex ceiling. Coving. Access into attic. Emulsioned walls. Two storage cupboards. Fitted carpet.

## BEDROOM 1 (16' 11" x 12' 10") or (5.15m x 3.91m)

Artex ceiling. Coving. Papered walls. Two front facing double glazed PVCu windows one set within bay. Radiator. Fitted carpet.

## BEDROOM 2 (11' 2" x 10' 11") or (3.40m x 3.33m)

Textured ceiling. Coving. Papered walls. Rear facing double glazed PVCu window. Double wardrobe set within recess. Radiator. Fitted carpet.





### **BEDROOM 3 (10' 5" x 8' 11") or (3.17m x 2.71m)**

Artex ceiling. Coving. Papered walls. Rear facing double glazed tilt and turn PVCu window. Wall mounted combi boiler. Radiator. Fitted carpet.

### **BATHROOM (7' 3" x 6' 11") or (2.21m x 2.10m)**

Artex ceiling. Mainly tiled and respatex to the shower area. Side facing frosted double glazed PVCu window. Three piece suite comprising low level w.c., pedestal wash hand basin and double shower unit with overhead mains fed shower. Radiator. Vinyl floor covering.


### **OUTSIDE**

Front garden is enclosed by natural stone wall. Brick wall to neighbouring properties. Stone gravel front forecourt. Footpath leading to front door.

Rear garden is enclosed and bounded by wall. Stone gravel areas. Shrubs and flowers. Footpath to double garage. Window and courtesy door into garage.



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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