



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

Offers Over
£120,000



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We are pleased to offer this THREE BEDROOM TERRACED home which is situated close to Port Talbot town centre and has good links to the M4. This property benefits from a garage, Three reception rooms and would make a perfect family home. Early viewing comes highly recommended.

Offers Over £120,000 - Freehold

- Three bedroom terraced house
- Three reception rooms
- Enclosed Garden
- Garage
- Good links to M4
- Council Tax B



OVERVIEW

We are pleased to offer this three bedroom mid terrace property which is located in close proximity to local shops and amenities. Good Links to M4 and local transport. Accommodation briefly comprises to the ground floor porch, hallway, three reception rooms, kitchen, and rear porch. To the first floor is three bedrooms and a family bathroom. To the front of the property is an enclosed garden which is laid to patio. The rear is mainly laid to lawn with a small patio area and a pathway leading to the garage with gateway access to rear lane.

PORCH

Access via double glazed PVCu door. Papered ceiling. Coving. Papered walls. Skirting. Tiled floor.

HALLWAY

Papered ceiling. Papered walls. Dado rail. Radiator. Skirting board. Stair case leading to first floor. Under stair storage cupboard. Fitted carpet. Doorways leading off.

RECEPTION 1 (12' 11" x 10' 4") or (3.93m x 3.14m)

Papered ceiling. Ceiling rose with pendant light fitting. Coving. Papered walls. Double glazed PVCu bay window overlooking front. Radiator. Tiled fire place. Skirting board. Fitted carpet.

RECEPTION 2 (11' 5" x 9' 10") or (3.48m x 3.0m)

Skimmed ceiling. Coving. Papered walls. Double glazed PVCu window overlooking rear. Built in shelving below the window. Radiator. Built in storage cupboard housing the electric meter. Skirting. Fitted Carpet.

RECEPTION 3 (13' 1" x 9' 10") or (4.0m x 3.0m)

Skimmed ceiling. Painted walls with one wall panelled. Two double glazed PVCu windows overlooking side of property. Radiator. Built-in shelving. Skirting. Painted floorboards. Open doorway leading to:

KITCHEN (9' 10" x 6' 7") or (3.0m x 2.0m)

Skimmed ceiling. Pendant light fitting. Part skimmed, part tile, part boarded walls. Double glazed PVCu window overlooking rear. Kitchen comprises of a range of wall and base units with complementary work surfaces. Electric cooker. Single drainer sink with mixer tap. Vinyl flooring. Open doorway leading to:

OUTER PORCH

Part double glazed part panel. Plumbing for automatic appliances.

LANDING

Papered ceiling. Access to loft area. Pendant light fitting. Papered walls. Dado rail. Built-in storage cupboard. Radiator. Skirting boards. Fitted carpet.

BEDROOM 1 (16' 4" x 10' 8") or (4.99m x 3.25m)

Papered ceiling. Pendant light fitting. Papered walls. Picture rail. Two double glazed PVCu windows overlooking front. Skirting board. Fitted carpet.



BEDROOM 2 (11' 1" x 10' 3") or (3.37m x 3.13m)

Papered ceiling. Pendant light fitting. Papered walls. Picture rail. Double glazed PVCu window overlooking rear. Radiator. Skirting board. Fitted carpet.

BEDROOM 3 (9' 11" x 8' 0") or (3.01m x 2.45m)

Skimmed ceiling. Skimmed walls. Skirting board. Double glazed wooden window overlooking rear. Built-in storage cupboard housing combination boiler. Radiator. Fitted carpets.

BATHROOM (6' 5" x 6' 5") or (1.96m x 1.96m)

Skimmed ceiling. Flushed fitting light. Tiled walls. Double glazed PVCu frosted glass window overlooking side of property. Radiator. Three piece suite comprising of W.C, pedestal wash hand basin and double size shower tray with chrome and glass doors. Vinyl flooring.

OUTSIDE AND GARAGE

To the front: Small enclosed garden laid to patio.

To the rear: Enclosed garden laid to lawn. Small patio area. Pathway leading to Garage and gate which leads to rear lane. Storage shed.


Up and over garage door.

NOTE

We have been informed by the vendor that the property is held freehold but we have not inspected the title deeds.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	46	
(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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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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