

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

Offers Over £120,000



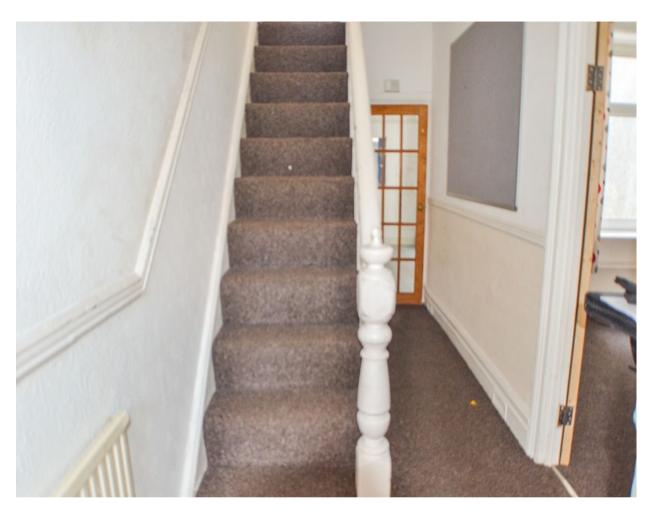
# Tanygroes Street, Port Talbot, Neath Port Talbot. SA13 1ED

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**

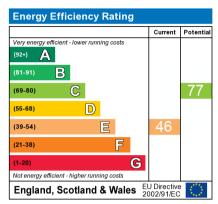
We have been informed by the vendor that the property is held freehold but we have not inspected the title deeds.







# **EPC**



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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