



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

£160,000

PCJ PAYTON
JEWELL
CAINES

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

Ideally situated within WALKING DISTANCE of Port Talbot town centre and Transport Hub this mid terrace offers SPACIOUS well presented accommodation throughout. The property would be ideal for FIRST TIME BUYERS and internal viewing is ESSENTIAL to appreciate all it has to offer.

£160,000 - Freehold

- Four bedroom mid terrace house.
- Three reception rooms.
- Downstairs w.c.
- Fitted kitchen.
- Adapted shower room.
- Council Tax C/EPC E.



DESCRIPTION

We are pleased to offer for sale this traditional mid terrace three bedroom which is located within the centre of Port Talbot and just minutes away from the M4 corridor, local shops and schools.

Accommodation briefly comprises to the ground floor, entrance porch, hallway, three reception rooms, downstairs w.c. and kitchen.

To the first floor a split-level landing leads to four bedrooms and shower room.

ENTRANCE

Access via PVCu front door leading into vestibule.

VESTIBULE

Vinyl flooring and multi glazed door leading into hallway.

HALLWAY

Polystyrene ceiling tiles, papered walls with dado rail, radiator, stair case to first floor.

LOUNGE / DINING ROOM (26' 2" x 10' 11") or (7.97m x 3.34m)

Skimmed ceiling, original coving, fitted carpet, two radiators and PVCu double glazed bay to the front and PVCu double glazed window to rear.

RECEPTION 2 (14' 1" x 10' 8") or (4.29m x 3.24m)

Polystyrene ceiling tiles, fitted carpet, radiator and two rear facing PVCu double glazed windows. Tiled fire surround and hearth. Cupboard housing sani flow w.c., wash hand basin, tiled walls and extractor fan.

KITCHEN (15' 6" x 10' 9") or (4.72m x 3.28m)

Half tiled and emulsioned walls, tiled floor, radiator and two PVCu double glazed windows and door to rear. Room is fitted with a range of wall and base units with complimentary work surfaces. Single drainer sink unit with mixer tap. Plumbing in place for washing machine. Electric hob with split level oven and separate grill. Space for dining table and chairs. Wall mounted Worcester boiler.

LANDING

Accessed via split level stair case with spindle balustrade.

Polystyrene ceiling, paper walls with dado rail, fitted carpet, radiator. Cupboard. Doors leading off.

BEDROOM 1 (16' 2" x 15' 2") or (4.92m x 4.62m)

Polystyrene ceiling, papered walls, fitted carpet, radiator and PVCu double glazed single and bay window to the front. Feature fire surround.

BEDROOM 2 (11' 1" x 10' 4") or (3.37m x 3.16m)

Polystyrene ceiling, papered walls, fitted carpet and PVCu double glazed window to the rear.



BEDROOM 3 (13' 0" x 7' 9") or (3.96m x 2.35m)

Polystyrene ceiling, papered walls, fitted carpet and two PVCu double glazed tilt & turn windows to the rear. Cupboard housing the hot water tank.

BEDROOM 4 (10' 9" x 8' 6") or (3.27m x 2.58m)

Skimmed ceiling, coving, emulsioned walls, fitted carpet, radiator and PVCu double glazed tilt & turn window to rear of property.

BATHROOM (7' 8" x 6' 5") or (2.34m x 1.96m)

Polystyrene ceiling with loft access hatch, part PVCu tongue and groove and part papered walls, vinyl flooring, radiator and frosted PVCu double glazed tilt & turn window to rear/side of property. Room is fitted with three piece suite in white comprising w.c., hand basin set within unit, walk in shower with overhead mains fed shower.

OUTSIDE


Rear garden is bounded by wall, low maintenance paved garden. Storage shed and single garage access via up and over door. Gate to rear lane.

Front forecourt and path leading to front door.



For more photos please see www.pjchomes.co.uk

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	53	
(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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