

Payton
Jewell
Caines



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

£195,000

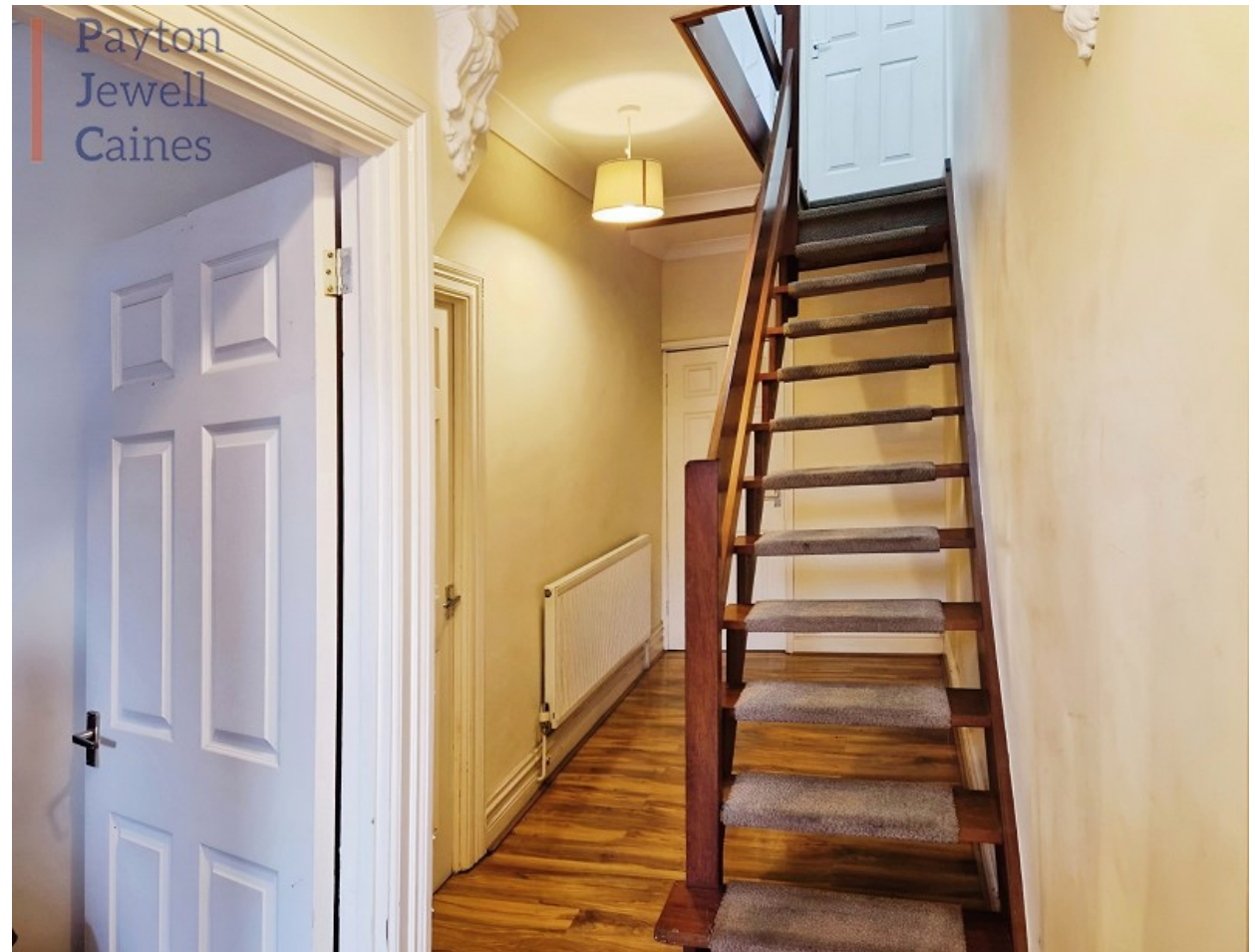
PJC PAYTON
JEWELL
CAINES

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

We are pleased to present to the market a FOUR BEDROOM END OF TERRACE HOUSE located within walking distance of Port Talbot town centre. Early viewing is highly recommended for this well presented family home.

£195,000

- Four bedroom end of terrace house
- Three reception rooms
- Upstairs family bathroom
- Large garage to the rear garden
- Within walking distance of Port Talbot town centre
- EPC D/Council tax C



DESCRIPTION

We are pleased to present to the market a FOUR BEDROOM END OF TERRACE HOUSE located within walking distance of Port Talbot town centre. Close to local shops, Central Junior School, local amenities and transport links to the M4 corridor. Early viewing is highly recommended for this well presented family home.

Property briefly consists of three reception rooms, kitchen, four bedroom and upstairs family bathroom. Externally there is a front garden with parking to the street and a rear garden with a large garage.

ENTRANCE

Access via part glazed PVCu door into Vestibule. Emulsioned ceiling with coving. Emulsioned walls. Tiled flooring. Wooden part glazed door leading into:

HALLWAY

Emulsioned ceiling with coving. Emulsioned walls. Laminate flooring. Stairs to first floor accommodation. Radiator. Doors leading off.

RECEPTION 1 (14' 2" x 11' 3") or (4.32m x 3.43m)

Measurement into the bay window

Emulsioned ceiling with coving. Emulsioned walls. Laminate flooring. Radiator. PVCu double glazed window set within bay to front of property.

RECEPTION 2 (13' 6" x 11' 7") or (4.12m x 3.53m)

Emulsioned ceiling with coving. Emulsioned walls. Laminate flooring. Radiator. Two PVCu double glazed windows one to side and one to rear of property.

RECEPTION 3 (12' 1" x 10' 10") or (3.69m x 3.30m)

Emulsioned ceiling with coving. Emulsioned walls. Laminate flooring. Radiator. Two PVCu double glazed windows to side of property. Opening into:

KITCHEN (12' 4" x 10' 4") or (3.77m x 3.16m)

Emulsioned ceiling with coving. Half papered and half tiled walls. Ceramic tiled flooring. Kitchen is fitted with wooden base and wall units with complementary work surfaces. One and half stainless steel sink and drainer with mixer tap. Space for washing machine. Space for upright fridge/freezer. Built in oven. Breakfast bar. Cupboard housing the combination boiler. Side access door to garden. PVCu double glazed window to rear of property.

LANDING

Emulsioned ceiling with coving. Loft access hatch. Emulsioned walls. Fitted carpet. Wooden balustrade. Doors leading off.

BEDROOM 1 (12' 10" x 10' 10") or (3.91m x 3.31m)

Emulsioned ceiling with coving. Emulsioned walls. Fitted carpet. Radiator. Two PVCu double glazed windows to front of property.



BEDROOM 2 (14' 0" x 8' 10") or (4.27m x 2.69m)

Emulsioned ceiling with coving. Emulsioned walls. Fitted carpet. Radiator. PVCu double glazed window to rear of property.

BEDROOM 3 (10' 8" x 7' 5") or (3.26m x 2.25m)

Emulsioned ceiling with coving. Emulsioned walls. Fitted carpet. Radiator. PVCu double glazed window to rear of property.

BEDROOM 4 (9' 4" x 7' 8") or (2.84m x 2.34m)

Emulsioned ceiling with coving. Emulsioned walls. Fitted carpet. Radiator. PVCu double glazed window to front of property.

FAMILY BATHROOM (7' 9" x 5' 9") or (2.36m x 1.76m)

Emulsioned ceiling with coving. Fully tiled walls. Tiled flooring. Radiator. Room is fitted with a three piece white suite comprising WC, wash hand basin, bathtub with mixer tap and shower attachment. PVCu double glazed window to side of property.

OUTSIDE

Front garden is enclosed by low stone wall. Gate leading to paved area.

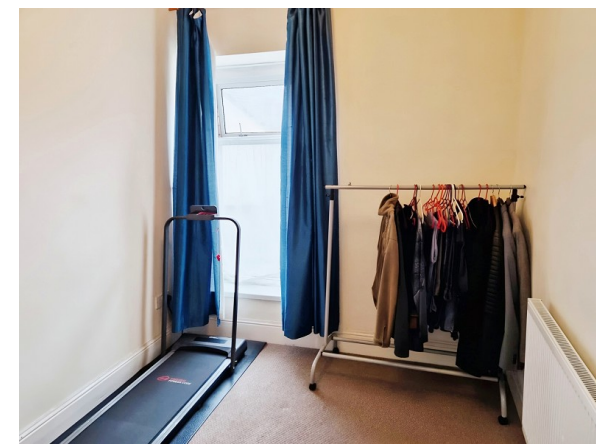
Rear garden is enclosed and bounded by wall. Paved area. Raised deck area with shale boarder. Outside tap. Outhouse with toilet facilities.

GARAGE (26' 2" x 17' 8") or (7.97m x 5.38m)

Double length stone garage. Door providing access to side lane. Traditional up and over doors.


NOTE

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



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

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	58	
(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.



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.



www.pjchomes.co.uk

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