

Payton
Jewell
Caines



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

£189,950

 PAYTON
JEWELL
CAINES

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Ideally situated within WALKING DISTANCE of Port Talbot town centre and Transport Hub this SPACIOUS traditional four bedroom mid terrace property would be an ideal home for a family and offers larger than average accommodation throughout. Early viewing is HIGHLY recommended and can be offered with NO ONGOING CHAIN.

£189,950 - Freehold

- Four bed mid terraced house
- Three reception rooms
- Downstairs shower room
- Spacious accommodation
- NO ON-GOING CHAIN
- Council Tax c/EPC E



DESCRIPTION

We are pleased to offer for sale this traditional mid terrace four 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 shower room and kitchen.

To the first floor four bedrooms and family bathroom.

Key features:

Large four bedroom mid terrace

Three reception rooms

Kitchen with utility area

Downstairs shower room

First floor bathroom

Enclosed garden to rear with potential for off road parking.

ENTRANCE

Accessed via timber door leading into:

VESTIBULE

Skimmed ceiling. Original coving. Emulsioned walls with dado rail. Original tiled flooring. Doorway through into:

ENTRANCE HALL

Skimmed ceiling. Original coving. Radiator. Under stairs storage cupboard. Staircase leading to first floor accommodation. Continuation of original tiled floor. Doorway through into:

RECEPTION 1 (14' 8" x 13' 1") or (4.47m x 3.98m)

*4.47m into the bay

*3.98m into the alcoves.

Skimmed ceiling. Original coving. Emulsioned walls. Radiator. Front facing PVCu double glazed window set within bay. Fitted carpet.

RECEPTION 2 (10' 11" x 10' 4") or (3.33m x 3.16m)

*3.33m into the alcoves.

Skimmed ceiling. Original coving. Emulsioned walls. Radiator. PVCu double glazed door leading to rear garden. Fitted carpet.

RECEPTION 3 (15' 4" x 10' 10") or (4.67m x 3.31m)

Skimmed ceiling. Original coving. Emulsioned walls. Radiator. Side facing PVCu double glazed windows. Laminate flooring. Doorway through into:



L-SHAPED KITCHEN (13' 7" x 10' 9") or (4.14m x 3.27m)

Skimmed ceiling. Original coving. Emulsioned walls. Tiles to splashback areas. Radiator. Two PVCu double glazed windows one to side and the other to the rear. Timber door leading out to rear garden. Kitchen is fitted with a range of wall and base units with complementary work surfaces. Space for fridge/freezer. Integrated gas hob and oven with over head extractor hood. Plumbing in place for automatic washing machine. Inset stainless steel sink and drainer with mixertap. Tiled flooring. Doorway into:

DOWNSTAIRS SHOWER ROOM (5' 3" x 4' 2") or (1.60m x 1.28m)

Skimmed ceiling. Floor to ceiling ceramic wall tiles. Side facing PVCu double glazed frosted window. Room is fitted with a three piece suite comprising low level w.c. wall mounted wash hand basin and corner shower cubicle. Continuation of the tiled flooring.

LANDING

Skimmed ceiling and coved. Emulsioned walls. Radiator. Fitted carpet. Doors leading off.

BEDROOM 1 (17' 3" x 12' 0") or (5.25m x 3.65m)

*5.25m into alcoves.

Skimmed ceiling. Original coving. Emulsioned walls. Radiator. Two front facing PVCu double glazed windows with one set within bay. Fitted carpet.

BEDROOM 2 (14' 3" x 8' 0") or (4.34m x 2.45m)

Skimmed ceiling. Original coving. Emulsioned walls. Radiator. Rear facing PVCu double glazed window. Fitted carpet.

BEDROOM 3 (10' 6" x 9' 11") or (3.20m x 3.02m)

Skimmed ceiling. Original coving. Emulsioned walls. Radiator. Side facing PVCu double glazed window. Fitted carpet.

BEDROOM 4 (11' 1" x 8' 5") or (3.37m x 2.56m)

Skimmed ceiling. Original coving. Emulsioned walls. Radiator. Rear facing PVCu double glazed window. Newly installed wall mounted combination boiler. Fitted carpet.

FAMILY BATHROOM (8' 2" x 5' 4") or (2.49m x 1.62m)

PVCu tongue and groove to the ceiling. Floor to ceiling respatex panels to walls. Radiator. Side facing PVCu double glazed frosted window. Room is fitted with three piece suite comprising low level w.c. pedestal wash hand basin and panelled bath with overhead electric shower. Vinyl floor covering.

OUTSIDE


To the front the garden is low maintenance and laid to stone chipping's.

To the rear the garden is enclosed and bounded by newly fitted panelled fencing. Mainly laid to gravel. Gated access to further garden space currently bounded by panel fencing with gate leading to rear lane.



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		
(69-80) C		71
(55-68) D		
(39-54) E	49	
(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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