

Payton
Jewell
Caines



Tyr-groes Drive, Port Talbot, Neath Port
Talbot. SA13 2AG

Offers Over
£185,000

 PAYTON
JEWELL
CAINES

Tyr-groes Drive, Port Talbot, Neath Port Talbot. SA13 2AG

Traditional three bedroom semi detached house comprising entrance hall, two reception rooms, kitchen/breakfast room, W.C., three bedrooms, shower room and W.C. Enclosed front and rear gardens. Off road parking and timber garage. Sold with no onward chain.

Offers Over £185,000 - Freehold

- Traditional three bedroom semi detached house
- Two reception rooms
- Kitchen/breakfast room
- Downstairs and upstairs WC
- Detached timber garage with driveway parking
- Gas fired combination boiler
- Sold with no onward chain



DESCRIPTION

We are pleased to present to the market this three bedroom semi detached house situated in a sought after location with good transport links to M4 corridor walking distance to Ysgol Cwm Brombil school and Afan college. Local to the Twelve Knights pub and restaurant. A short drive to Margam Country Park. Traditional three bedroom semi detached house comprising entrance hall, two reception rooms, kitchen/breakfast room, W.C., three bedrooms, shower room and W.C. Enclosed front and gardens. Off road parking and timber garage. Sold with no onward chain.

Key features

Freehold.
Requires modernisation.
Sought after location in Margam.
Gas fire combination boiler.
Off road parking.
Block parquet flooring to both reception rooms.
Sold with no onward chain.
Council tax band C

ENTRANCE HALL

Access via part glazed PVCu front door and side stain glass panel. Papered and coved ceiling. Papered walls. Fitted carpet. Under stair storage housing electric and gas meters. Fuse box. Doorway through into:

RECEPTION 1 (15' 3" x 10' 8") or (4.65m x 3.25m)

Overlooking the front of the property via PVCu double glazed bay window. Finished with coved ceiling. Central light pendant. Emulsioned walls. Fitted carpet. Feature gas living flame coal effect fire with brass surround, sandstone hearth and mantle. Sliding internal doors.

RECEPTION 2 (14' 1" x 13' 1") or (4.30m x 4.0m)

Overlooking the front via PVCu double glazed window. Finished with a coved ceiling. Emulsioned walls. Fitted carpet. Central light pendant. Feature fire which is a gas living flame coal effect fire with ceramic hearth and mantle. (fire has been disconnected) Wall lights. Doorway into:

KITCHEN/BREAKFAST ROOM (14' 3" x 8' 2") or (4.35m x 2.50m)

Overlooking the rear via PVCu double glazed window. Finished with papered and coved ceiling. Central florescent stripe light. Half emulsioned half ceramic tiled walls. Fitted carpet. Wall mounted gas fired boiler. A range of low level and wall mounted kitchen units in pine with a roll top work surface. Inset one and half sink with swan neck tap and drainer. Space for gas cooker. Plumbing for automatic washing machine. Ample space for breakfast table and chairs. One fitted storage cupboard and one pantry.

REAR LOBBY

Space for fridge freezer. PVCu door leading to the rear garden.

DOWNSTAIRS W.C.

Frosted glazed PVCu window to the side. PVCu clad ceiling and walls. Ceramic floor tiles. W.C.



LANDING

Via stairs with fitted carpet and wooden balustrade. PVCu frosted glazed panel. Access to loft storage. Papered ceiling and walls. Fitted carpet. Fitted storage cupboard with shelving.

SHOWER ROOM

PVCu frosted glazed window to the rear with fitted roller blind. Central light fitting. PVCu clad full height walls with a fitted carpet. Two piece suite with wash hand basin and quadrant style shower cubicle with sliding glazed doors housing a wall mounted electric shower. Radiator.

SEPARATE WC

Frosted glazed window to the rear. Papered ceiling. Half papered half ceramic wall tiles. Fitted carpet. W.C.

BEDROOM 1 (17' 1" x 11' 0") or (5.20m x 3.35m)

Overlooking the front via PVCu double glazed bay window. Central ceiling rose. Light pendant. Papered walls. Fitted carpet.

BEDROOM 2 (12' 2" x 11' 10") or (3.70m x 3.60m)

Overlooking the front via PVCu double glazed window. Finished with papered ceiling and walls. Fitted carpet.

BEDROOM 3 (10' 2" x 8' 2") or (3.10m x 2.50m)

Overlooking the rear via PVCu double glazed window. Finished with emulsioned ceiling and walls. Fitted carpet. Fitted storage cupboard housing shelving. Floor to ceiling fitted wardrobes.

OUTSIDE

Enclosed front garden laid to lawn with perimeter trees and shrubs. Concrete drive way to the side. Gated access from the pavement.

To the side of the property there is a timber garage.

Side gated access.

Enclosed rear garden laid to patio with perimeter raised beds. Outside storage.


NOTES

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

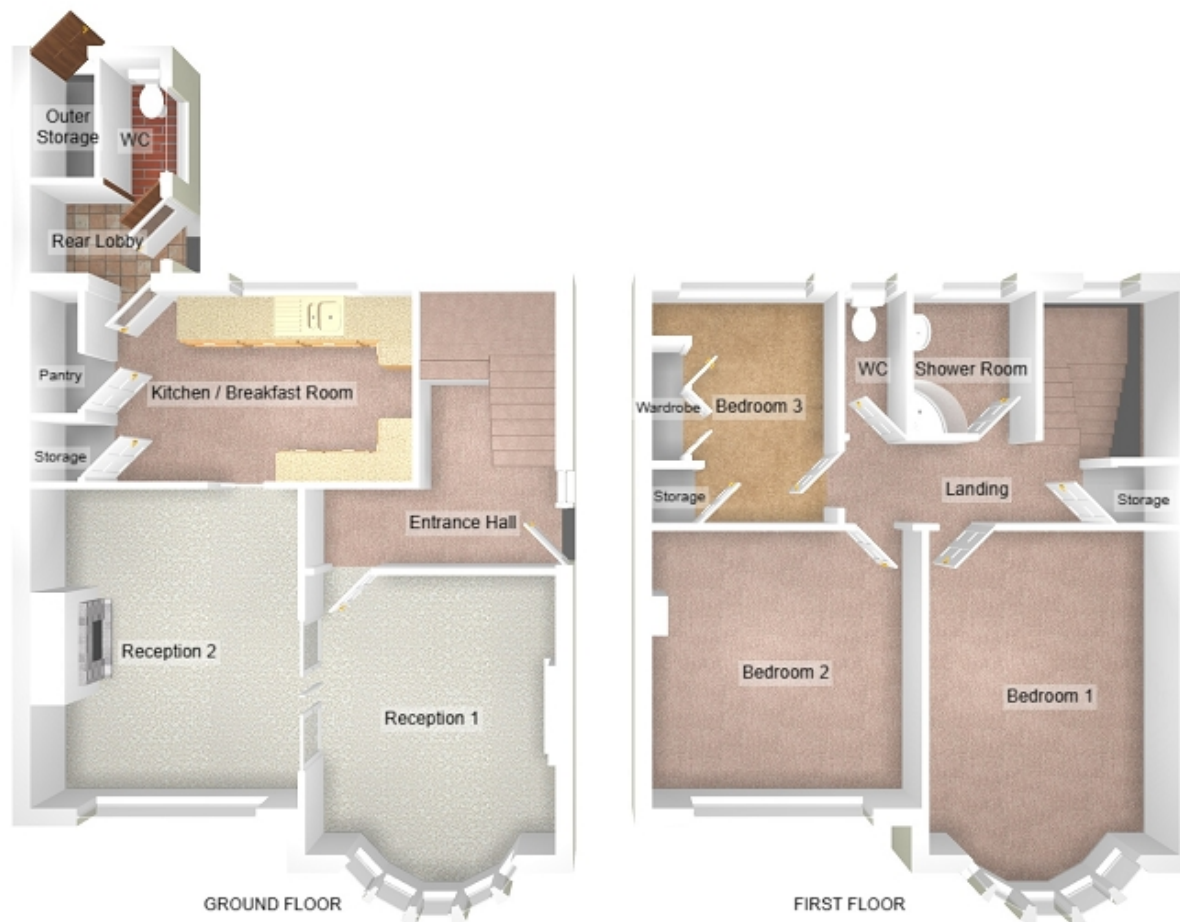
Vendor informs us that there is wood block parquet flooring beneath the hallway and 2 reception rooms.



Floorplan & EPC

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



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