



## Tydraw Street

£150,000

- Larger Than Average
- Garage
- Rear Lane Access
- Fore Court & Rear Garden
- Ideal Family Home / First Time Buy
- EPC Rating: Awaited



3 1 2





## About the property

A larger than average, three bedroom property for sale in Port Talbot. Benefiting from attractive original features, high ceilings, a garage with electric shutter doors and a generous size low maintenance garden. Within walking distance to shops and public transport links and conveniently located to Port Talbot Town Centre, Aberavon Beach Front with all it's amenities and the M4 corridor. Ideal first time purchase or family home, comprising of an entrance porch, a spacious hallway, a ground floor w.c, a lounge, dining room with UPVC double doors onto the rear garden and a kitchen with an island/breakfast bar to the ground floor. The first floor features a landing with two storage cupboards, one of which houses the gas combination boiler, three bedrooms, two of which boast fitted wardrobes and four piece family bathroom, with the w.c in a separate room. Externally the property offers a front fore-court and a low maintenance, enclosed rear garden, mainly laid to patio with rear lane access via a gate with access into the garage.

## Accommodation

### Entrance Porch

### Hallway

### Lounge

15' 9" min x 9' 9" ( 4.80m min x 2.97m )

### Dining Room

15' 8" min x 12' 6" ( 4.78m min x 3.81m )

### Kitchen

11' x 11' 3" max ( 3.35m x 3.43m max )



**Ground Floor W.C**

**Bathroom**

**Landing**

**Seperate W.C**

**Bedroom One**

12' 8" x 11' 9" min ( 3.86m x 3.58m min )

**Front**

**Bedroom Two**

14' 4" min x 10' 9" ( 4.37m min x 3.28m )

**Rear**

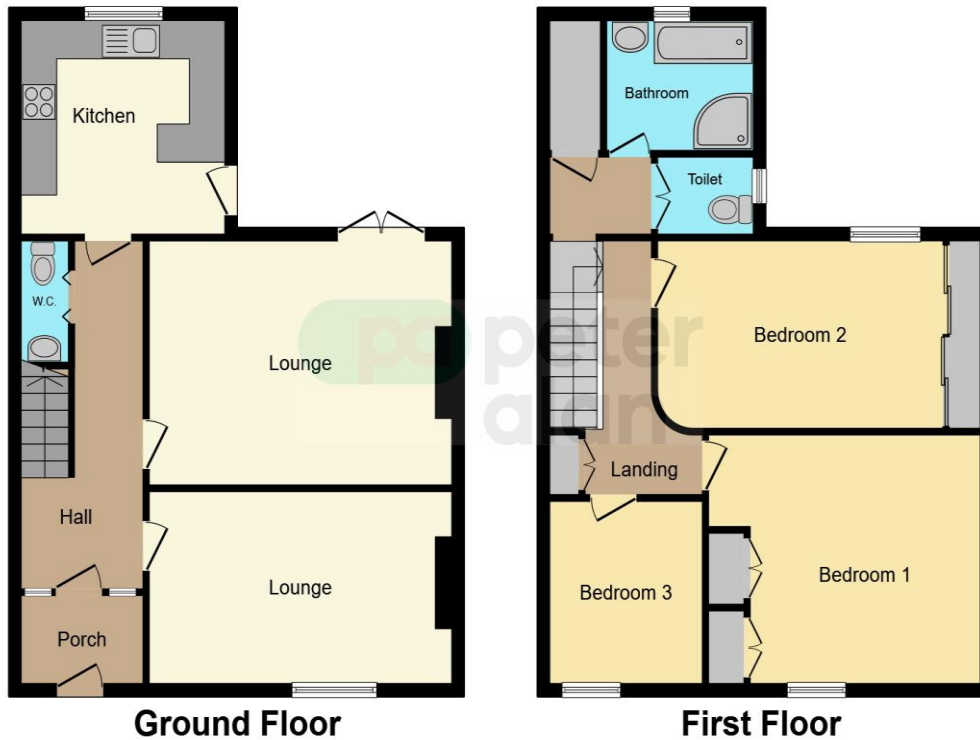
**Bedroom Three**

9' 5" x 8' 4" ( 2.87m x 2.54m )

**Garage**

16' 9" x 10' 1" ( 5.11m x 3.07m )

## Floorplan



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