



Tanygroes Place, Port Talbot, Neath Port
Talbot. SA13 2UY

£225,000

PJC PAYTON
JEWELL
CAINES

Tanygroes Place, Port Talbot, Neath

Port Talbot. SA13 2UY

Situated within EASY ACCESS of Port Talbot town centre and local amenities this detached home MUST BE VIEWED internally to appreciate all of its charm and character. The property benefits from WELL PROPORTIONED accommodation throughout with ESTABLISHED gardens and OFF ROAD PARKING.

£225,000

- Four bedroom detached
- Three reception rooms
- Kitchen with separate lean-to/utility
- Family bathroom to the first floor
- Off road parking
- Detached garage
- Available with no ongoing chain



DESCRIPTION

Situated within easy access of local amenities and shops and with the M4 corridor just minutes away this detached character home offers well proportioned accommodation throughout which would be ideal for a family. The property is available for sale with no ongoing chain and early viewing is highly recommended to appreciate.

Briefly comprising to the ground floor entrance hall, three reception rooms, kitchen and lean-to/utility with downstairs w.c. To the first floor there is a landing leading to four bedrooms and the family bathroom.

Externally there are mature gardens surrounding the property with off road parking and a detached garage.

ENTRANCE HALL

Via frosted glass door with coordinating side panels. Coving. Staircase leading to the first floor. Double radiator. Telephone point. Fitted carpet.

RECEPTION 1 (16' 6" x 13' 0") or (5.04m x 3.95m)

Coving. Picture rail. PVCu double glazed window overlooking the front. Chimney breast with alcoves either side. Wall lights. Feature gas fire set upon a tiled hearth with back and surround. Two radiators. Fitted carpet.

RECEPTION 2 (13' 11" x 10' 4") or (4.23m x 3.15m)

PVCu double glazed window overlooking the side. Double glazed bay window overlooking the rear. Chimney breast with alcoves either side. Built-in storage cupboards. Feature gas fire set upon a tiled hearth with back and surround. Double radiator. Fitted carpet.

RECEPTION 3 (12' 8" x 11' 5") or (3.85m x 3.49m)

Picture rail. PVCu double glazed window overlooking the side. PVCu double glazed bay window overlooking the front. Chimney breast with alcoves either side. Two double radiators. Fitted carpet.

KITCHEN (20' 3" x 7' 4") or (6.17m x 2.23m)

Coving. Three PVCu double glazed windows overlooking the rear and side. Two Frosted glass doors leading to the lean-to. Base units with coordinating worktops and ceramic tiling to splashback. Inset sink and drainer with mixer tap. Gas point for cooker. Radiator. Vinyl flooring.

LEAN-TO/UTILITY AREA (21' 10" x 8' 4") or (6.65m x 2.54m)

Perspex roof. Dwarf walls. PVCu windows overlooking the side. Solid panel door leading out on to the rear garden. Plumbing for automatic washing machine. Space for tumble dryer.

DOWNSTAIRS W.C.

Perspex roof. Low level w.c. Water supply.

FIRST FLOOR LANDING

Coving. PVCu double glazed window overlooking the front. Radiator. Fitted carpet.



BEDROOM 1 (13' 2" x 12' 2") or (4.01m x 3.70m)

Coving. Picture rail. PVCu double glazed window overlooking the front. Chimney breast with alcoves either side. Double radiator. Fitted carpet.

BEDROOM 2 (12' 1" x 11' 9") or (3.69m x 3.58m)

Picture rail. Double glazed bay window overlooking the front. Chimney breast with alcoves either side. Radiator. Fitted carpet.

BEDROOM 3 (12' 0" x 9' 11") or (3.65m x 3.01m)

Coving. Double glazed window overlooking the rear. Double radiator. Fitted carpet.

BEDROOM 4 (9' 9" x 9' 7") or (2.97m x 2.92m)

Coving. Double glazed window overlooking the rear. Built-in wardrobes housing the tank and cylinder. Double radiator. Fitted carpet.

FAMILY BATHROOM (8' 9" x 6' 9") or (2.67m x 2.05m)

Frosted glass window overlooking the rear. Three piece suite comprising low level w.c., pedestal and panelled bath with overhead electric shower. Tiling to splashback areas. Radiator. Vinyl flooring.

OUTSIDE

To the front there is an enclosed garden which is bounded by mature hedging and laid to lawn with a gate and pathway leading to the front door.


Access at the side leads to an off road parking area which is enclosed by double gates and detached garage with an up and over door.

The rear garden is laid to lawn with mature planting and shrubs.



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		
(69-80) C		
(55-68) D		
(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.



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