



Payton
Jewell
Caines

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

£90,000

PJC PAYTON
JEWELL
CAINES

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

CASH BUYERS ONLY - Ideally situated within WALKING DISTANCE of Port Talbot town centre and Transport Hub this VICTORIAN FOUR BEDROOM MID TERRACE HOME offers SPACIOUS ACCOMMODATION throughout. Ideal purchase for a CASH INVESTOR. Early viewing is highly recommended to see the potential that this home has to offer. REQUIRES FULL REFURBISHMENT.

£90,000

- Victorian four bedroom mid terrace house
- Three reception rooms
- Original features throughout
- Enclosed rear garden
- CASH BUYERS ONLY / SOLD AS SEEN
- FULL REFURBISHMENT PROJECT



DESCRIPTION

PJC welcome to the market an opportunity for CASH BUYER to purchase this VICTORIAN FOUR BEDROOM MID TERRACE HOME offers SPACIOUS ACCOMMODATION throughout. Located within close proximity to local shops, schools and transport links. This property is in need of a full renovation and can be offered with NO ON-GOING CHAIN.

Accommodation briefly comprises to ground floor hallway, three reception rooms, kitchen and pantry. To the first floor four bedroom and family bathroom.

Key features:

CASH BUYERS ONLY

Full renovation

SOLD AS SEEN

Original features throughout

Freehold

Close to Port Talbot bus and train station

Walking distance of the town centre

ENTRANCE

Accessed via timber door leading into:

VESTIBULE

Coved ceiling. Half papered walls with dado rail and ceramic tiles below. Original mosaic tiles to floor. Internal glazed door leading into:

ENTRANCE HALLWAY

Emulsioned ceiling and coved. Papered walls with half height dado rail. Continuation of original mosaic tiled floor. Feature architrave.

RECEPTION 1 (14' 5" x 13' 5") or (4.40m x 4.10m)

4.4m into bay.

Papered and coved ceiling. Central ceiling rose and pendant. Papered walls with high level feature picture rail. Original timber floor. Single glazed original sash window set within bay to the front of property. Original fireplace with ceramic tiled hearth. Wall mounted circuit breaker.

RECEPTION 2 (10' 6" x 10' 2") or (3.20m x 3.10m)

Single glazed timber french doors leading out to rear garden. Emulsioned and coved ceiling. Central ceiling rose and pendant light. Papered walls with high level feature picture rail. Original wooden floor. Fitted storage to alcove. Open fireplace with timber mantle and ceramic hearth.

RECEPTION 3 (14' 3" x 11' 10") or (4.35m x 3.60m)

Single glazed timber framed sash window to the side of property. Tiled ceiling. Papered walls with high level feature picture rail. Quarry tiled floor. Under stair storage cupboard. Gas fired boiler with ceramic hearth and mantle. Fitted floor to ceiling storage. Doorway through into:



KITCHEN (11' 10" x 7' 10") or (3.60m x 2.40m)

Single glazed sash window to the side of property. Part glazed timber door leading out to the rear garden. Tiled ceiling. Quarry tiled floor. Inset sink. Wall mounted taps. Gas point. Door through into:

PANTRY

Single glazed window to the rear. Quarry tiled floor.

LANDING

Access via staircase with wooden balustrade. Fitted storage cupboard.

BEDROOM 1 (17' 9" x 14' 9") or (5.40m x 4.50m)

Overlooking the front via single glazed sash window and single glazed sash window set within bay. Emulsioned and coved ceiling. Papered walls. Original floor boards. Open fireplace with ceramic hearth.

BEDROOM 2 (11' 6" x 10' 6") or (3.50m x 3.20m)

Overlooking the rear via PVCu double glazed window. Emulsioned ceiling. Papered walls. Original floor boards. Open fireplace.

BEDROOM 3 (14' 1" x 9' 0") or (4.30m x 2.75m)

Overlooking the side via PVCu double glazed window. Emulsioned ceiling and walls. Original floor boards.

BEDROOM 4 (12' 2" x 8' 4") or (3.70m x 2.55m)

Boarded up rear window. Papered ceiling and walls. Original fireplace.

FAMILY BATHROOM

Single glazed sash window to the side of property. Tiled ceiling. Loft access hatch. Half height papered walls. Vinyl floor. Low level w.c. wash hand basin and bath. Fitted storage housing the hot water tank.

OUTSIDE


To the front there is a forecourt.

To rear the garden is enclosed with external storage and rear lane access.

NOTE

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



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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