

Payton
Jewell
Caines



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

£209,950

PJC PAYTON
JEWELL
CAINES

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

We are pleased to offer for sale this traditional three bedroom semi detached property situated in a well regarded residential area, within walking distance of Port Talbot Centre. Accommodation briefly comprises entrance hall, lounge, dining room, fitted kitchen, conservatory. To the first floor there are three bedrooms, bathroom, separate W.C. and access to attic room. Externally are gardens to front and rear with driveway and garage.

£209,950 - Freehold

- Three bedroom semi detached house
- Lounge with opening to dining room
- Conservatory
- Fitted wardrobes to bedrooms one and two
- Bathroom with separate W.C.
- Driveway parking



DESCRIPTION

We are delighted to present to the market this three bedroom semi detached house that would make an ideal family home. Located in a well regarded residential area. This property benefits from close access to local shops, Central infant school, amenities and transport links to M4 corridor. Early viewing is highly recommended to fully appreciate all this property has to offer.

The property briefly comprises to ground floor entrance hall, lounge through to dining room, fitted kitchen and conservatory. To the first floor are three bedrooms and bathroom with separate W.C. Attic room. Externally there is gardens to front and rear with ample off road parking and garage.

ENTRANCE HALL

Access via PVCu door with frosted glass panel and coordinating side panels. Stippled ceiling with ceiling light. Skimmed and emulsioned walls with dado rail. Radiator. Stair case leading to first floor. Fitted carpet. Doors leading off.

RECEPTION 1 (12' 9" x 10' 11") or (3.89m x 3.33m)

Stippled ceiling with ceiling light. Skimmed and emulsioned walls with dado rail. Radiator. PVCu double glazed window looking to front aspect with fitted vertical blinds. Focal point of the room is a gas fire with wooden mantle and marble hearth and surround. Laminate flooring. Square opening into:

RECEPTION 2 (10' 11" x 9' 7") or (3.32m x 2.92m)

Stippled ceiling with ceiling light. Skimmed and emulsioned walls with dado rail. Radiator. PVCu double glazed sliding door through to the conservatory. Laminate flooring.

KITCHEN (11' 5" x 7' 1") or (3.47m x 2.16m)

PVCu tongue and groove cladding with ceiling lights. Respatex panelling to the walls. PVCu door with frosted glazed panel and coordinating side panel leads through to rear garden. PVCu glazed window looks onto the side of the property. Bi-fold door leads back to hallway. Kitchen comprises a range of wall and base units in shaker style with coordinating work surfaces. Stainless steel inset sink and mixer tap. Four gas hob with overhead extractor hood and integrated oven. Space and plumbing for automatic washing machine. Space for low level fridge and low level freezer. Walk in pantry.

CONSERVATORY

PVCu tongue and groove cladding to the ceiling and light. PVCu double glazed windows surround set on dwarf walls. PVCu double glazed french doors leading to rear garden. Radiator. Laminate flooring.

LANDING

Via stairs with fitted carpet and balustrade. Stippled ceiling with ceiling light. Access to the loft with further step ladder leading to loft space. Skimmed and emulsioned walls with dado rail. PVCu double glazed window to the side of the property. Fitted carpet.

BEDROOM 1 (13' 2" x 9' 7") or (4.01m x 2.93m)

Stippled ceiling with light. Skimmed and emulsioned walls. Radiator. PVCu double glazed window looking to the front aspect with fitted vertical blinds. Built in wardrobes with sliding doors. Built in storage cupboard. Laminate flooring.



BEDROOM 2 (9' 4" x 9' 2") or (2.84m x 2.80m)

Stippled ceiling with light. Skimmed and emulsioned walls. Radiator. PVCu double glazed window looking to rear of property with fitted vertical blinds. Built in wardrobes with sliding doors. Laminate flooring.

BEDROOM 3 (7' 0" x 6' 6") or (2.14m x 1.98m)

Stippled ceiling with light. Coving. Skimmed and emulsioned walls. Radiator. PVCu double glazed window looks to the front aspect with fitted vertical blinds. Built in storage cupboard housing gas fired glo worm combination boiler. Laminate flooring.

BATHROOM (6' 1" x 4' 8") or (1.86m x 1.43m)

PVCu tongue and groove cladding to the ceiling with centre ceiling light. Floor to ceiling respatex panelling. Radiator. PVCu double glazed frosted window to the rear of the property. Panelled bath with overhead electric shower and glass shower screen. Pedestal wash hand basin with chrome tap fittings. Tile effect flooring.

W.C. (6' 2" x 2' 5") or (1.89m x 0.73m)

PVCu tongue and groove cladding to the ceiling and light. Floor to ceiling respatex panels to the walls. PVCu frosted double glazed window to the rear of the property. Low level W.C. Tile effect flooring.

ATTIC/OCCASIONAL ROOM (16' 6" x 12' 10") or (5.02m x 3.92m)

Papered ceiling with inset spotlights. Double velux windows looking to the rear aspect with mountain views. Storage into the eaves. Papered walls. Fitted carpet. Door into:

W.C. (5' 11" x 5' 4") or (1.80m x 1.63m)

Papered sloping ceilings. Inset spotlights. Partly papered walls and partly respatex panelling. Storage into the eaves. Low level W.C. and wall hung wash hand basin. Tile effect flooring.

OUTSIDE

To the front the property is low maintenance, laid to chipping's, stepping stones and pathway to front door. The rear garden is laid to lawn partially enclosed with wooden fencing. Area for planting. Detached garage with power and lighting.


NOTES

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



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		81
(69-80) C		
(55-68) D	67	
(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.



www.pjchomes.co.uk

01639 891268

Bridgend

Sales: 01656 654 328

bridgend@pjchomes.co.uk

Lettings: 01656 869 000

bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477

pencoed@pjchomes.co.uk

Lettings: 01656 869 000

bridgendrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268

porttalbot@pjchomes.co.uk

Lettings: 01639 891 268

porttalbotrentals@pjchomes.co.uk