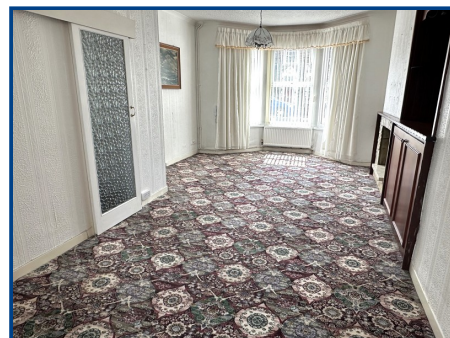


**Tanygroes Street
Port Talbot
Neath Port Talbot.**

Price £149,995



- MID TERRACE PROPERTY
- THREE BEDROOMS
- LOUNGE/DINING ROOM
- KITCHEN & UTILITY ROOM
- GROUND FLOOR W.C.
- FIRST FLOOR BATHROOM/W.C.
- VIEWING IS RECOMMENDED



General Description

We are pleased to offer for sale this three bedroom mid terrace property situated close to the Port Talbot Town Centre with all its amenities, local Schools and has good access to the M4 Motorway. The Aberavon Beach is a short drive away as is the Margam Country Park with its historic Castle and walking trails. Council Tax Band B. Viewing is recommended.

EPC Rating: D63

Tanygroes Street, Port Talbot, Neath Port Talbot.

Property Description

Offered for sale is this three bedroom mid terrace property with the accommodation comprising of the above mentioned bedrooms, entrance hall, lounge/dining room, kitchen, utility room and W.C. to the ground floor with three bedrooms and bathroom/W.C. to the first floor. The property benefits from having gas central heating, double glazing, gardens and a garage. Viewing is recommended.

Porch

Coved and textured ceiling and glazed door into:

Hall

Stairs to the first floor, understairs storage cupboard, coved ceiling and radiator.

Living/Dining Room (21' 09" Max x 12' 04" Max) or (6.63m Max x 3.76m Max)

Storage cupboard to recess alcove, coved ceiling and two radiators. Double glazed bay window to the front and double glazed French doors to the rear.

Kitchen (13' 0" x 9' 08") or (3.96m x 2.95m)

Fitted with a range of base and wall units with worktops over incorporating stainless steel sink and drainer, space for cooker with stainless steel extractor chimney over. Coved ceiling, wall mounted gas fire, radiator and two double glazed windows to the side.

Utility Room (9' 09" Max x 7' 04" Max) or (2.97m Max x 2.24m Max)

Two storage cupboards, worktop and plumbing for washing machine. Textured ceiling, double glazed window to the rear and double glazed door to the side.

W.C.

Comprising pedestal wash hand basin and low level W.C. Respatex to walls, textured ceiling and double glazed obscure window to the rear.

First Floor Landing

Storage cupboard, access to loft with pull down ladder and coved ceiling.

Bedroom 1 (17' 03" x 10' 0") or (5.26m x 3.05m)

Fitted with mirror fronted wardrobes across one wall, coved ceiling and radiator. Double glazed window to the front.

Bedroom 2 (11' 07" x 11' 0") or (3.53m x 3.35m)

Fitted with mirror fronted wardrobes across one wall, coved ceiling, two wall lights and radiator. Double glazed window to the rear.

Bedroom 3 (10' 03" x 7' 05") or (3.12m x 2.26m)

Storage cupboard housing gas central heating boiler, access to roof space and coved ceiling. Radiator, wall light and double glazed window to the rear.

Bathroom/W.C. (6' 07" x 5' 04") or (2.01m x 1.63m)

Comprising panelled bath with overhead shower and side screen, wash hand basin set in a vanity unit and low level W.C. Tiled walls, spotlights to ceiling and double glazed obscure window to the side.

Outside

Front forecourt laid to patio. Enclosed rear garden laid to patio with covered seating area and pedestrian gated access to the rear lane. Garage with roller door.

Broadband and Mobile phone

Broadband is available in the vicinity and the mobile phone signal in the area is deemed to be good.

Services

Tenure

Freehold

Council Tax

B



Total area: approx. 0.0 sq. metres (0.0 sq. feet)



Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial. If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.