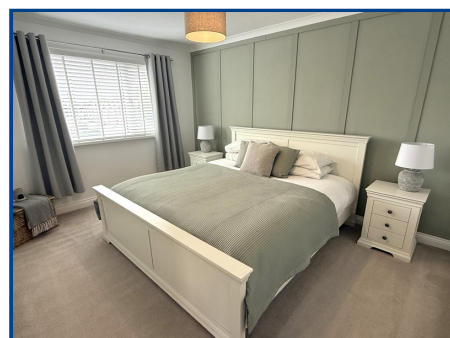


**Tanygroes Place
Port Talbot
Neath Port Talbot.**

Price **£249,995**



- SEMI DETACHED HOUSE
- COMPLETELY RENOVATED
- IMMACULATELY PRESENTED
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- ENCLOSED REAR GARDEN
- DRIVEWAY AND GARAGE
- VIEWING IS HIGHLY RECOMMENDED



General Description

Semi Detached House situated in a very popular area of Port Talbot with easy access to the M4 and close to local schools and amenities and within walking distance of the Town Centre and a short drive away from Aberavon beach front. Council Tax Band C.

EPC Rating: D66

Tanygroes Place, Port Talbot, Neath Port Talbot.

Property Description

An opportunity to purchase this recently refurbished immaculately presented semi detached house with the accommodation comprising of entrance hallway, lounge and kitchen/dining room to the ground floor and three bedrooms and family bathroom to the first floor. Externally there is driveway with parking for several vehicles leading to GARAGE and an enclosed rear garden. VIEWING IS A MUST.

Hall

Via double glazed entrance door with side window, stairs to the first floor, understairs storage cupboard and coved ceiling. Laminate floor, radiator and door into:

Lounge (12' 07" x 11' 0") or (3.84m x 3.35m)

Open fireplace incorporating electric fire set on a tiled hearth, two recess alcoves and inset for a T.V. on the chimney breast. Coved ceiling, laminate floor, double glazed window to the front and open to:

Kitchen/Dining Room (17' 00" x 11' 0") or (5.18m x 3.35m)

Fitted with a range of wall, drawer and base units with complimentary work surfaces over incorporating stainless steel sink and drainer. Electric oven and ceramic four ring electric hob with stainless steel extractor chimney over. Integrated washing machine and refuse bin. Space for fridge freezer, spotlights to ceiling, laminate floor and radiator. Double glazed doors and window to the rear.

First Floor Landing

Access to loft and double glazed obscure window to the side.

Bedroom 1 (13' 03" x 9' 07") or (4.04m x 2.92m)

Storage cupboard incorporating radiator, coved ceiling, radiator and double glazed window to the front.

Bedroom 2 (11' 04" x 9' 02") or (3.45m x 2.79m)

Coved ceiling, radiator and double glazed window to the rear.

Bedroom 3 (9' 08" Max x 6' 05") or (2.95m Max x 1.96m)

Radiator and double glazed window to the front.

Bathroom/W.C. (7' 06" x 6' 05") or (2.29m x 1.96m)

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

Outside

Grey slate pat and print front garden and driveway. Enclosed rear garden laid to patio and gravel. Garage with up and over 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

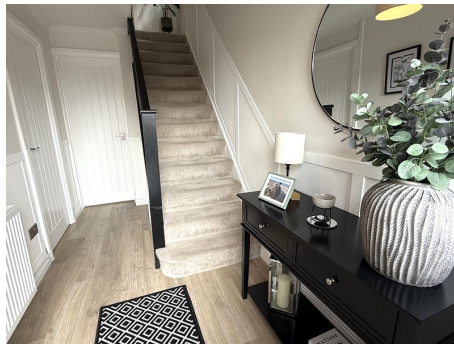
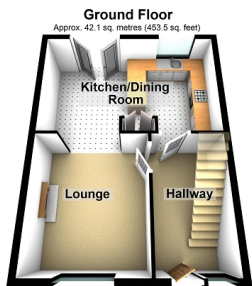
Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

C



Total area: approx. 84.3 sq. metres (906.9 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 12 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.

Money Laundering Regulations

As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.