



87 Tanygroes Street, Port Talbot, SA13 1EG

Offers In The Region Of £155,000

NO ONGOING CHAIN. Spacious three bedroom property with two reception rooms, spacious kitchen and utility room and upstairs bathroom. The property benefits from an enclosed rear garden making this an ideal family home or investment property.

The house is situated just a stone's throw away from Port Talbot town centre, ensuring that all essential amenities are within easy reach. Whether you are looking for shops, schools, or recreational facilities, everything you need is conveniently located nearby. For travel the train station is within walking distance and the property is located close to the M4 corridor.

Don't miss the chance to make this lovely property your new home.

Call PENNAF PREMIER on 01639 760033 to book an appointment to view.

GROUND FLOOR

Entrance Hall

Entrance through Upvc double glazed front door to hallway. Plaster painted walls, central light, radiator, vinyl flooring. Stairs leading to first floor.



Lounge (Reception)

11'5" x 9'7" (3.498 x 2.927)

Upvc double glazed bay window to front. Plaster painted walls and ceiling, central light, radiator, vinyl flooring



Dining Room

12'10" x 10'8" (3.917 x 3.273)

Upvc double glazed window to side. Emulsion painted walls and ceiling, central light, feature papered wall, radiator, vinyl flooring.



Kitchen

11'10" x 9'10" (3.607 x 3.007)

Upvc double glazed window to side. Emulsion painted walls and ceiling, central light. Range of wall and base units, laminate work surface. Space for cooker, dishwasher and fridge freezer. Stainless steel sink with mixer taps. Area for dining table. Under stair cupboard. radiator, vinyl flooring.



FIRST FLOOR

Stairs and Landing

Plaster painted walls and ceiling. Wooden banister, carpet to stairs and landing. Access to loft.



Utility Room

10'4" x 5'10" (3.155 x 1.799)

Two Upvc double glazed windows to rear, Upvc double glazed door to rear garden. Plaster walls and ceiling, central light, plumbing for washing machine, vinyl flooring.



Bedroom 1

17'0" x 9'6" (5.199 x 2.911)

Two Upvc double glazed windows to front. Emulsion painted walls and ceiling, central light, radiator, carpet.



Bedroom 2

10'11" x 10'4" (3.347 x 3.150)

Upvc double glazed window to rear. Plaster painted walls and ceiling, central light, radiator, carpet.



Bedroom 3

9'11" x 8'3" (3.038 x 2.539)

Upvc double glazed window to rear, plaster painted walls and ceiling, central light, radiator, carpet. Cupboard housing combination boiler serving domestic hot water and central heating.



Bathroom

6'8" x 5'9" (2.055 x 1.760)

Upvc double glazed window to side. Shower over bath, low level W.C, wash hand basin. Respetex to walls, radiator, vinyl flooring.



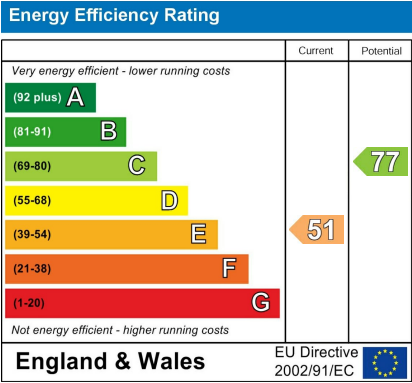
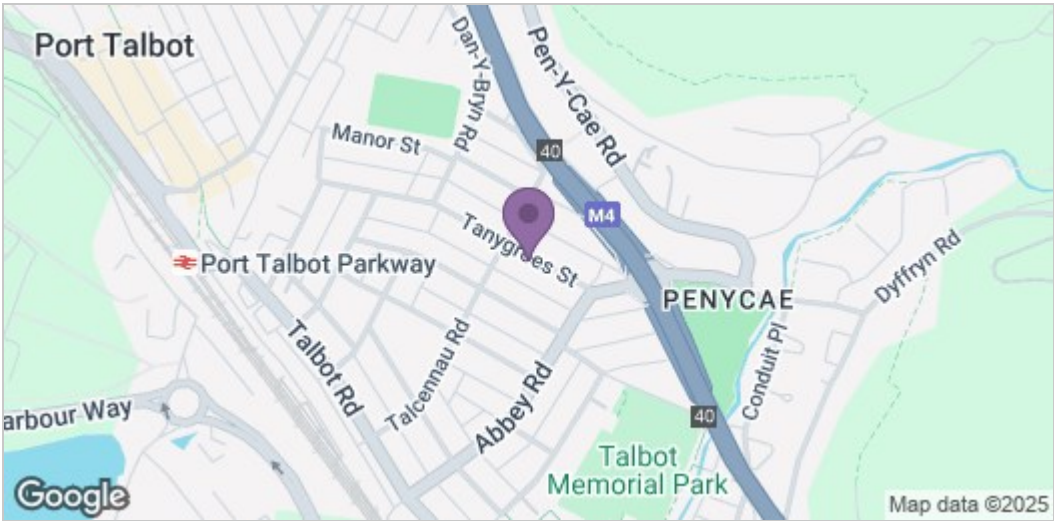
OUTSIDE

Front Garden

Front garden enclosed with knee high wall and wooden gate.

Rear Garden

Large rear garden enclosed with brick wall, wooden gate leading to rear lane access. Patio area and lawned area.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.