



79 Tanygroes Street, Port Talbot, SA13 1EG

£114,995

IDEAL INVESTMENT PROPERTY BEING SOLD WITH TENANT IN SITU.....Pennaf Premier Sales & lettings are pleased to offer for sale this traditional style terraced property close to Port Talbot Town. The property is well presented and briefly comprises of two reception rooms and kitchen to the ground floor with two bedrooms and a large family bathroom to the first floor. The property benefits from a large fully enclosed rear garden and is ideally situated within walking distance to primary and secondary schools with local shops nearby. To arrange a viewing or for more information please call our office on 01639 760033.

GROUND FLOOR

Entrance Porch

Entrance through Upvc front door, laminate flooring, wallpaper and emulsion walls with original dado rail.

Entrance Hall

Spacious hallway with continuation of laminate flooring, doors leading off to reception rooms, paper and emulsion walls, dado rail, decorative coving to the ceiling. Stairs leading to the first floor.

Front Reception Room

13'3" x 12'10" (4.047 x 3.918)

Large front facing Upvc double glazed bay window, laminate flooring, original Victorian fireplace, alcoves either side of fireplace, power points, radiator, central light.



Second Reception Room

12'7" x 11'0" (3.844 x 3.354)

Continuation of laminate flooring, paper and emulsion walls, dado rail, central light, rear facing Upvc double glazed window, radiator, power points.



Kitchen

9'8" x 10'4" (2.958 x 3.153)

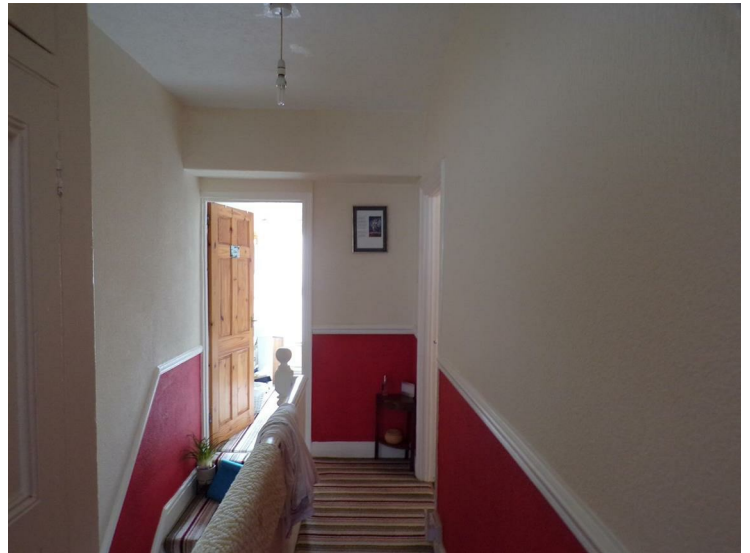
Continuation of laminate flooring, fully fitted wall and base units with laminate work surface and tiled splash back, stainless steel sink and drainer, space for cooker, space for washing machine, radiator, central light, door to under stair storage, rear facing Upvc double glazed window, side facing Upvc door with opaque glass.



FIRST FLOOR

Stairs and Landing

Fully fitted carpet to the stairs and landing, wallpaper and emulsion walls, dado rail, central light, built in storage cupboard.



Master Bedroom

9'7" x 17'2" (2.929 x 5.237)

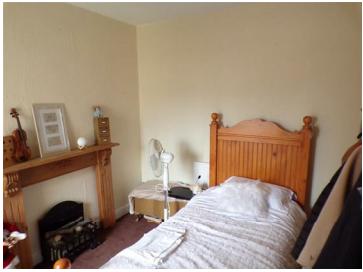
Carpet, wallpaper and emulsion walls, radiator, central light, two front facing Upvc double glazed windows.



Bedroom Two

11'1" x 11'4" (3.390 x 3.474)

Carpet, paper and emulsion walls, radiator, power points, central light, rear facing Upvc double glazed window.



Bathroom

9'9" x 10'6" (2.989 x 3.208)

Very spacious bathroom which comprises of pedestal sink, W.C., panelled bath, mixer tap with shower attachment and respetex splash back, cupboard housing combi boiler, recess with shelving, rear facing Upvc double glazed window with opaque glass.



OUTSIDE

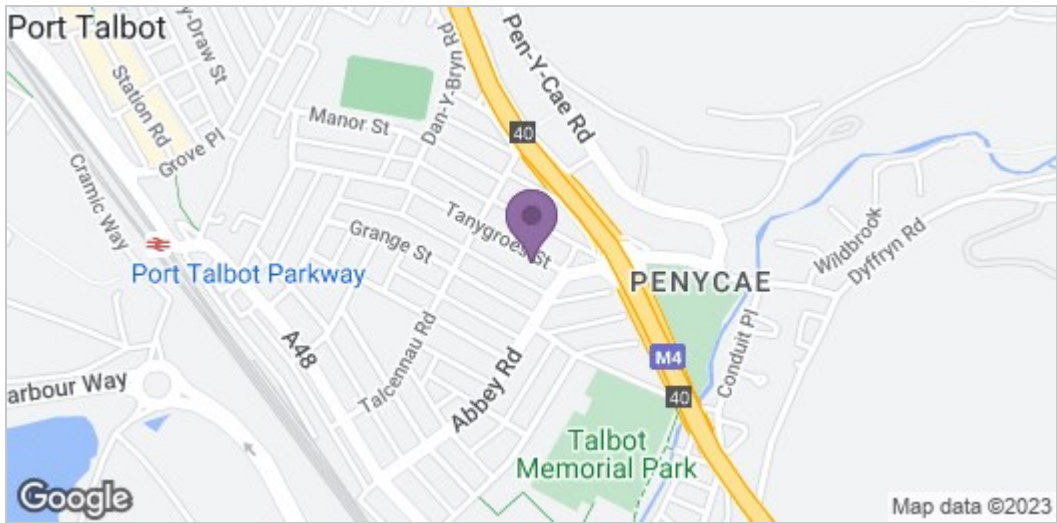
Front Garden

Entrance through gate into fully enclosed paved frontage with walls to front and sides.

Garden

Large fully enclosed rear garden with fencing to the sides with rear gate giving access to the rear lane. Low maintenance garden laid with stones and paved path to rear gate.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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