



87 Tanygroes Street, Port Talbot, SA13 1EG

£129,995

PROPERTY BEING SOLD WITH TENANT IN SITU.....ARE YOU LOOKING TO INVEST???. Pennaf Premier Sales and Lettings are pleased to offer this three bedroom terraced property for sale in PORT TALBOT TOWN. The property is situated in the CENTRAL area of PORT TALBOT, close to shops, schools and walking distance to the train station and town centre. Ideally located for the M4 corridor. The property briefly comprises of a reception room, dining room, kitchen and utility room to the ground floor with three bedrooms and a bathroom to the first floor. The property also has to offer a fully enclosed rear garden. Viewing is highly recommended by calling 01639 760033.

GROUND FLOOR

Entrance Hall

Emulsion to ceiling and walls, vinyl to floor, radiator, front door.

Lounge (Reception)

Emulsion to ceiling and walls, carpet to floor, radiator, power points, window to front.



Dining Room

Emulsion to ceiling and walls, carpet to floor, radiator, power points, window to rear.



Kitchen

Emulsion to ceiling and walls, vinyl to floor, wall and base units, radiator, power points.



Utility Room

Utility room with plumbing for washing machine. Windows to the rear of the property. Access to the rear garden.

FIRST FLOOR

Landing

Emulsion to ceiling and walls, carpet to floor and stairs.

Bedroom 1

Large double bedroom, emulsion to ceiling and wall, carpet to floor, radiator, power points, windows to front.



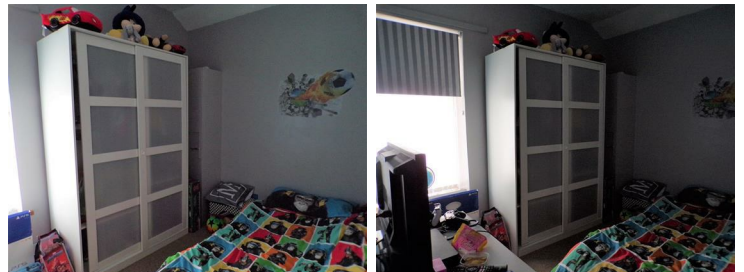
Bedroom 2

Emulsion to ceiling and walls, carpet to floor, radiator, power points, window to rear.



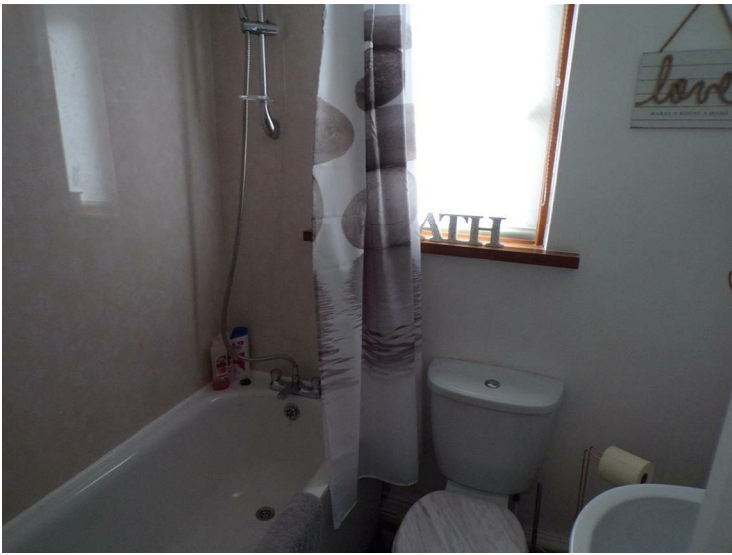
Bedroom 3

Emulsion to ceiling and walls, carpet to floor, radiator, power points, PVCu window to rear.



Bathroom

Emulsion to ceiling, tiles to wall, Vinyl flooring, bath, wash hand basin, W.C, radiator, window to rear.



OUTSIDE

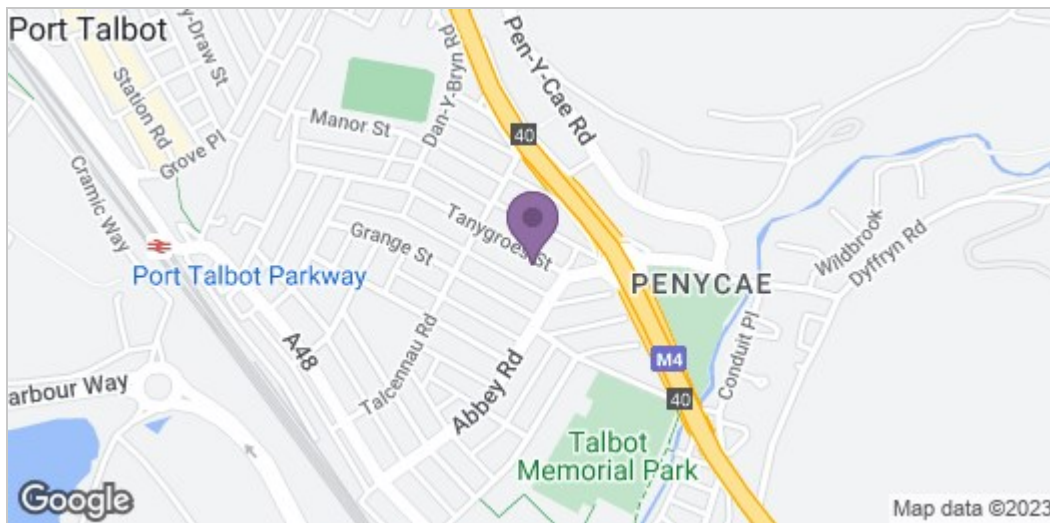
Front Garden

Small front courtyard area.

Rear Garden

Large enclosed rear garden with gated access to rear.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		77
England & Wales		EU Directive 2002/91/EC

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