



## 31 Tydraw Street, PORT TALBOT, SA13 1BT

**£115,000**

IDEAL INVESTMENT OR FIRST TIME BUY..... this three bedroom property, within walking distance of the town centre, train station and close to the M4. The property briefly comprises of two reception rooms, kitchen and bathroom to the ground floor with three bedrooms to the first floor. Enclosed rear garden. Viewing is recommended. Please call 01639 760 033 to arrange a viewing. VACANT POSSESSION, NO CHAIN.

## GROUND FLOOR

### Entrance - outer porch

Entrance via Upvc front door into outer porch, tiled flooring, dado rail, inner door to hallway.

### Hallway

Carpet to the floor, stairs leading to the first floor, access to reception rooms.

### Front Reception Room

12'4" x 10'0" (3.783 x 3.053)

Carpet to the floor, emulsion walls, radiator, front facing Upvc double glazed window, cupboard housing gas meter, feature fireplace, obscure glass panes between second reception room.

### Rear Reception Room

12'5" x 12'5" (3.805 x 3.801)

Carpet to the floor, emulsion walls, radiator, feature fireplace with electric fire and alcoves to either side, cupboards housing consumer unit.



### Kitchen

10'0" x 8'1" (3.067 x 2.468)

Wall base units with contrasting laminate worktops, space for gas cooker, inset stainless steel sink and drainer, plumbing for washing machine, side facing Upvc double glazed window, understair storage cupboard, door leading to outer lobby.



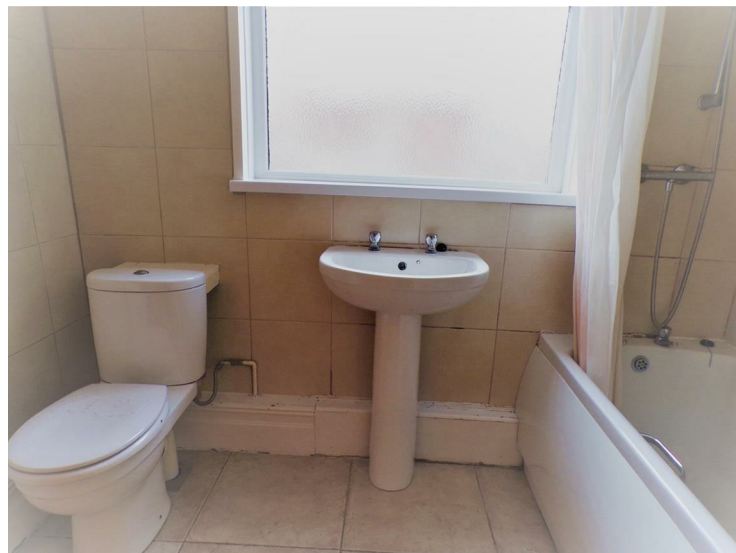
### Outer Lobby

Inner hallway from the kitchen to the bathroom, side facing Upvc door with obscure glass giving access to the rear garden.

### Bathroom

8'1" x 5'7" (2.478 x 1.704)

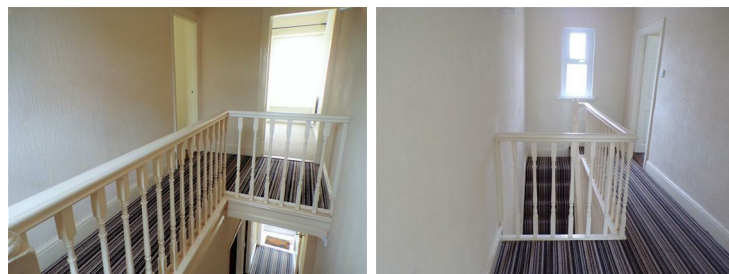
Fully tiled walls and floor, panelled bath with shower over, pedestal wash hand basin, W.C., rear facing Upvc double glazed window with obscure glass.



## FIRST FLOOR

### Stairs and Landing

Carpet to the stairs and landing, rear facing Upvc window, access to all bedrooms.



### Bedroom One

8'11" x 12'8" (2.728 x 3.862)

Carpet, wallpaper and emulsion walls, radiator, central light, front facing Upvc double glazed window with vertical blinds.



### Bedroom Two

9'11" x 9'8" (3.030 x 2.968)

Carpet, wallpaper and emulsion walls, storage cupboard housing combi boiler, radiator, rear facing Upvc double glazed window with vertical blinds, central light, loft access.



### Front Garden

Gate giving access to the front of the property. Paved area.

### Rear Garden

Fully enclosed low maintenance rear garden laid to patio paving, shed, rear gate access to rear lane.



### Bedroom Three

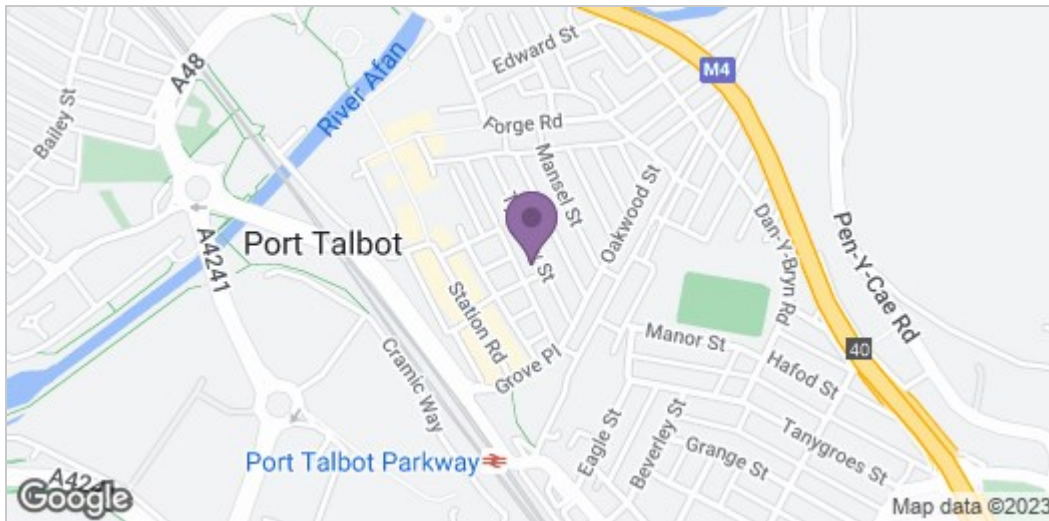
7'1" x 9'3" (2.170 x 2.842)


Carpet, wallpaper and emulsion walls with coving to ceiling, radiator, central light, front facing Upvc double glazed window with vertical blinds.



### EXTERNAL





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>69</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.