



## 42 Tydraw Street, West Glamorgan, SA13 1BT Offers Over £120,000

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 one through reception room, 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 Hallway

Entrance via front door into hallway. Emulsion walls, vinyl flooring, access to the lounge, stairs to the first floor.

### Reception Room

22'7" x 13'1" (6.884 x 4.010)

Emulsion walls, vinyl flooring, fireplace, feature wallpaper walls, radiator, two central lights, front and rear facing Upvc double glazed windows, access to kitchen.

### Kitchen

8'7" x 11'5" (2.618 x 3.492)

Wall and base units with integrated electric oven with gas hob, space for appliances, contrasting high glass work tops, inset stainless steel sink and drainer with mixer tap, side facing Upvc double glazed window and door giving access to the rear garden, vinyl flooring, laminate splashback, emulsion walls, central light, access to the bathroom.

### Bathroom

9'0"x 8'8" (2.761x 2.649)

Bathroom suite comprising of panelled bath, shower cubicle, pedestal wash hand basin with mixer tap, chrome towel radiator, tiled floor, emulsion walls, side facing Upvc double glazed window.

## FIRST FLOOR

### Stairs & Landing

Carpet to the stairs and landing, emulsion walls, central light, loft access, access to bedrooms.

### Bedroom

13'8" x 9'11" (4.190 x 3.046)

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

### Bedroom

10'10" x 8'6" (3.312 x 2.610)

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

### Bedroom

5'6" x 10'6" (1.692 x 3.211)

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

## EXTERNAL

### Garden

Enclosed paved rear garden with gate access to the rear lane.



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>			
(55-68) <b>D</b>		<b>65</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	

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