

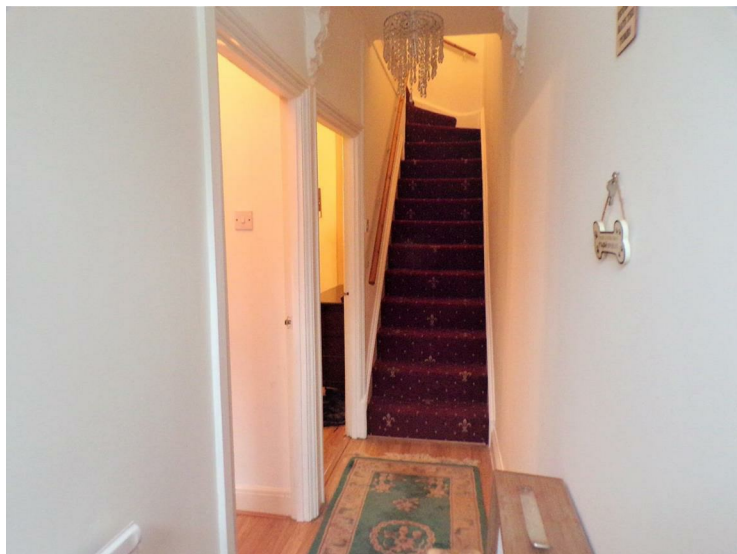


40 Tydraw Street, Port Talbot, SA13 1BT £118,000

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 downstairs W.C. to the ground floor with three bedrooms, office and family bathroom to the first floor. Enclosed rear garden and garage. Viewing is recommended. Please call 01639 760 033 to arrange a viewing.

Entrance Hallway

Entrance via composite front door into hallway. Laminate flooring, emulsion walls with coving to ceiling, radiator, central light, access to other rooms, stairs to first floor.



Downstairs W.C.

Pedestal wash hand basin with tiled splash back, W.C., laminate flooring, wall light.



Reception One

10'0" x 12'5" (3.054 x 3.793)

Laminate flooring, emulsion walls, radiator, central light, cupboard housing gas meter, front facing Upvc double glazed window.



Kitchen

10'10" x 8'9" (3.324 x 2.683)

Wall and base units, integrated electric oven and hob, 1 and 1/2 bowl sink and drainer with mixer tap, space and plumbing for washing machine, space for tumble dryer, integrated fridge freezer, vinyl flooring, respatex walls, rear facing Upvc double glazed window, rear facing door giving access to rear garden.



FIRST FLOOR

Stairs and Landing

Carpet to the stairs and landing, emulsion walls, central light, access to bedrooms, built in cupboard housing combi boiler which was installed in 2020, steps down to family bathroom and office.

Reception Two

12'7" x 12'1" (3.838 x 3.684)

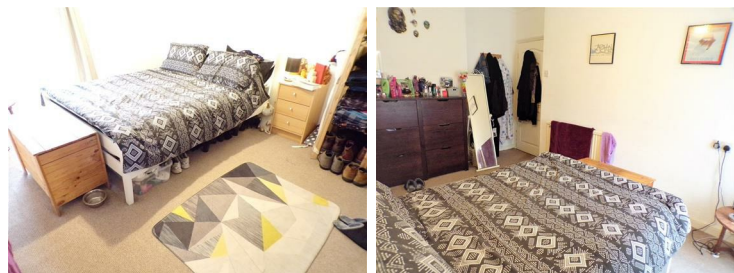
Laminate flooring, emulsion walls, feature brick wall with alcoves either side, cupboard housing electrics, radiator, rear facing Upvc double glazed window, central light, access to downstairs cloakroom, access to kitchen.



Bedroom One

13'5" x 10'2" (4.090 x 3.115)

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



Bedroom Two

10'3" x 8'11" (3.144 x 2.742)

Carpet, wallpaper walls with coving to ceiling, radiator, central light.



Bedroom Three

6'6" x 10'8" (1.992 x 3.266)

Carpet, wallpaper walls with coving to ceiling, radiator, front facing Upvc double glazed window, loft access.



Office

11'2" x 5'2" (3.424 x 1.586)

Carpet, emulsion walls, radiator, central light, rear facing Upvc double glazed window.



Family Bathroom

3'5" x 6'8" (1.060 x 2.076)

Panelled bath with shower attachment over, vanity inset wash hand basin with mixer tap, rear facing Upvc double glazed window with obscure glass, vinyl flooring, respatex walls, emulsion walls.



EXTERNAL



Front Garden

Access via wrought iron gate with pathway to front door. Low wall to front, laid to chipping stones.

Rear Garden

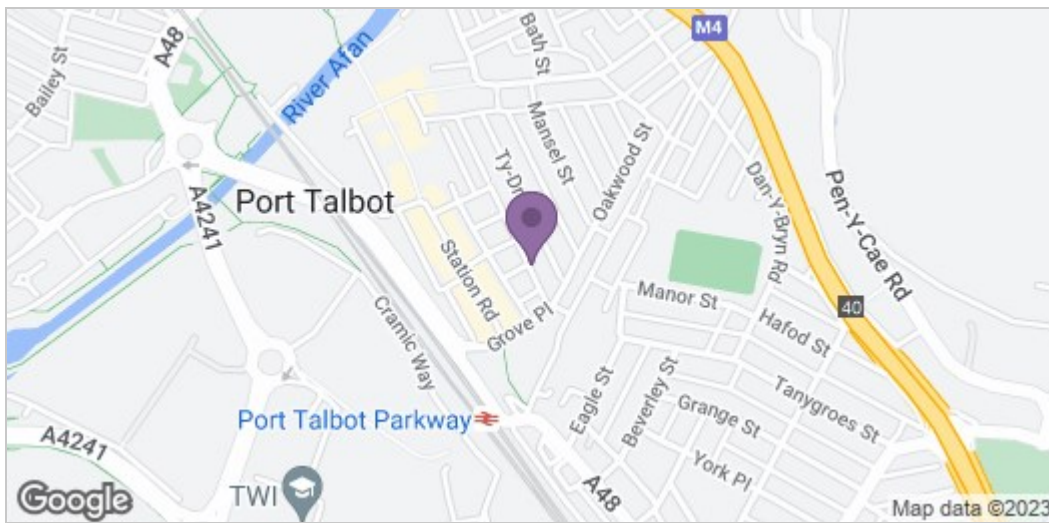
Fully enclosed rear garden with pathway to rear gate with rear access to rear lane. Lawn area with two outbuildings.



Garage

Garage with up and over garage door.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	EU Directive 2002/91/EC	
England & Wales		

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.