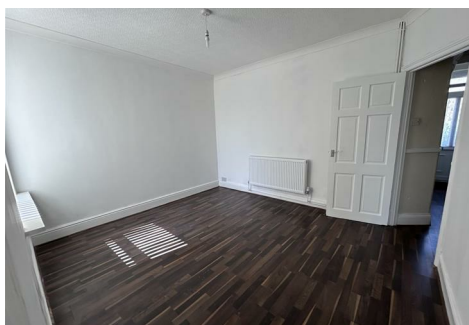
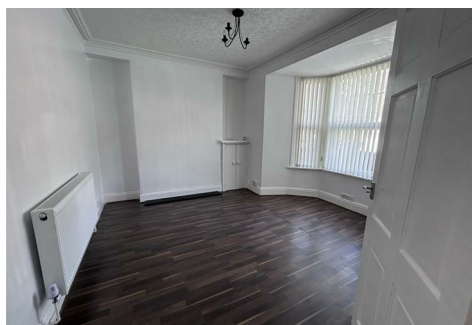




79 Tanygroes Street, Port Talbot, SA13 1EG

£750 Per Month

Pennaf Premier Properties are pleased to offer for let this traditional style property in Port Talbot. The property is well presented and briefly comprises of two reception rooms, 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 and local shops nearby. To arrange a viewing please call our office on 01639 760033.

GROUND FLOOR

Entrance Hallway

Entrance through upvc front door, laminate flooring, papered emulsion walls with original dado rail. Spacious hallway with continuation of laminate flooring, doors leading off to reception rooms, papered emulsion walls, dado rail, decorative coving to the ceiling.

Lounge

9'5" x 13'3" (2.88m x 4.05m)

Door, large front facing Upvc double glazed bay window with vertical blinds, laminate flooring, original Victorian fireplace, alcoves either side of fireplace, power points, radiator, central light.

Dining Room

9'5" x 13'3" (2.88m x 4.05m)

Door, large front facing Upvc double glazed bay window with vertical blinds, emulsion walls, laminate flooring, power points, radiator, central light.

Kitchen

8'11" x 10'5" (2.74m x 3.18m)

Door, emulsion walls, splash back, stainless steel sink and drainer, space for cooker, space for washing machine, radiator, central light, door to understair storage, rear facing Upvc double glazed window, Upvc back door with opaque glass.

FIRST FLOOR

Stairs and Landing

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

Bedroom One

16'4" x 9'7" (4.99m x 2.93m)

Carpet, emulsion walls, radiator, central light, two front facing Upvc double glazed windows with vertical blinds.

Bedroom Two

10'6" x 11'1" (3.21m x 3.39m)

Carpet, emulsion walls, radiator, power points, central light, rear facing Upvc double glazed window with vertical blinds.

Bathroom

9'2" x 9'10" (2.80m x 3.00m)

Door, carpet flooring, pedestal sink, W.C., panelled bath with 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.

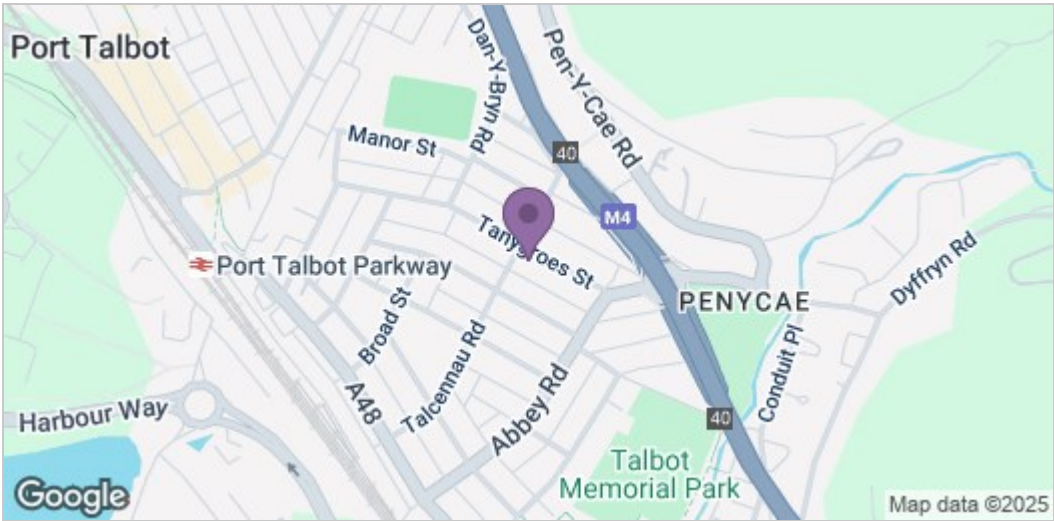
OUTSIDE

Front Garden

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

Rear 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
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		64
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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 firms employment has the authority to make or give any representation or warranty in respect of the property.