

FOR
SALE



36 Tanygroes Street, Port Talbot, West Glamorgan SA13 1EL

£295,000 - Freehold



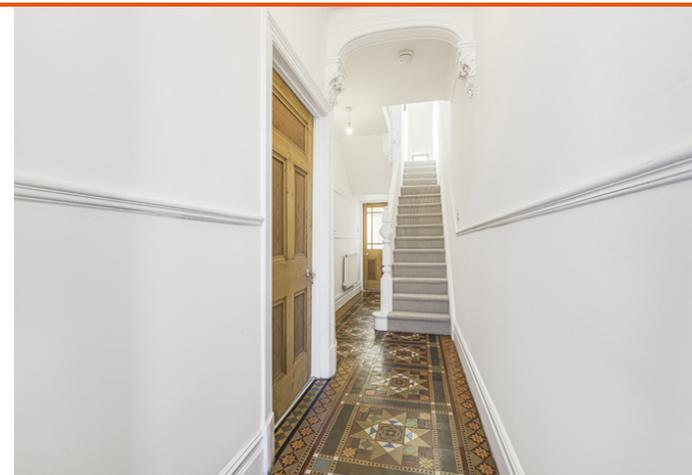
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PROPERTY SUMMARY

We are pleased to welcome to the market with no onward chain this well presented four bedroom property which has been lovingly restored by the current owners to an exceptional standard whilst retaining many of the original features. The property offers excellent family accommodation and benefits from two reception rooms, spacious kitchen/diner and four wonderful sized bedrooms as well as a landscaped rear garden ideal for a family or entertaining guests.

POINTS OF INTEREST

- Four bedroom extended terraced house
- Downstairs shower and utility rooms
- Two reception rooms with feature fireplaces
- Enclosed landscaped rear garden
- No onward chain
- Tastefully renovated throughout whilst retaining its original features



ROOM DESCRIPTIONS

Entrance

Via composite door through to the vestibule.

Vestibule

Skimmed and emulsioned ceiling with ceiling light and original coving, part skimmed and emulsioned / part tiled walls and original tiled flooring. Door through to the entrance hall.

Entrance hall

Skimmed and emulsioned ceiling with two ceiling lights, smoke detector, original coving and cornices. Skimmed and emulsioned walls with dado rail, radiator and a continuation of the original tiled flooring. Stairs leading to the first floor.

Reception 1

4.09m x 4.46m (13' 5" x 14' 8") Skimmed and emulsioned ceiling with centre light, original feature ceiling rose and coving. Skimmed and emulsioned walls with picture rail, radiator and fitted carpet. Beautiful double glazed sash box bay window overlooking the front of the property. The focal point of the room is the chimney breast with original open fireplace and alcoves to either side with a storage cupboard to one alcove housing the electric box.

Reception 2

3.33m x 3.45m (10' 11" x 11' 4") Skimmed and emulsioned ceiling with feature ceiling light and ceiling rose, original coving, skimmed and emulsioned walls with picture rail. Radiator, fitted carpet and PVCu double glazed window overlooking the rear of the property. The focal point to the room is the chimney breast with original open fire with alcoves either side and built in storage to one alcove.

Kitchen / diner

3.57m x 7.32m (11' 9" x 24' 0") Skimmed, emulsioned and coved ceiling with inset spot lights, radiator, an abundance of natural light via two PVCu double glazed windows to the side and PVCu double glazed French doors leading out to the rear garden. Built in under stairs storage and further built in storage. The kitchen comprises a range of wall and base units with beautifully coordinating work surfaces and matching up stands. Integrated appliances include; dishwasher, fridge/freezer, five ring electric hob with overhead extractor hood and double oven. Inset one and half sink with drainer and traditional chrome mixer tap. Wood effect flooring and opening through to the utility.

Utility

1.42m x 1.68m (4' 8" x 5' 6") Skimmed and emulsioned ceiling with centre light and coving, skimmed and emulsioned walls and a continuation of the wood effect flooring. Work surface with matching up stand, space and plumbing for automatic washing machine. Cupboard housing the gas fired combination boiler. Door leading to the shower room.

Shower room

1.67m x 2.04m (5' 6" x 6' 8") Skimmed, emulsioned and coved ceiling with inset spot lights, part skimmed and emulsioned / part tiled walls, radiator, tiled flooring and PVCu frosted double glazed window overlooking the rear. Three piece suite in white comprising low level WC, wash hand basin with vanity and traditional chrome mixer tap and corner shower with traditional overhead chrome shower head.

Landing

Via stairs with beautiful original balustrade and fitted carpet. Skimmed and emulsioned ceiling with ceiling light, smoke detector and loft access. Skimmed and emulsioned walls with dado rail and radiator. Built in storage cupboard and doors leading off.

Bedroom 1

4.46m x 5.36m (14' 8" x 17' 7") measurements narrow to 3.66m. Skimmed and emulsioned ceiling with ceiling light and coving, skimmed and emulsioned walls and radiator. Plenty of natural light via two PVCu double glazed sash windows one of which is a box bay window. Original fireplace and fitted carpet.

Bedroom 2

3.19m x 3.49m (10' 6" x 11' 5") Skimmed and emulsioned ceiling with ceiling light and coving, skimmed and emulsioned walls and radiator. PVCu double glazed window overlooking the rear of the property, fitted carpet and original fireplace.

Bedroom 3

2.71m x 4.40m (8' 11" x 14' 5") Skimmed and emulsioned ceiling with ceiling light and coving and access to the loft. Skimmed and emulsioned walls, radiator, dual aspect PVCu double glazed windows overlooking the side of the property and fitted carpet.

ROOM DESCRIPTIONS

Bedroom 4

2.51m x 3.64m (8' 3" x 11' 11") Skimmed and emulsioned ceiling with ceiling light and coving. Skimmed and emulsioned walls, radiator, PVCu double glazed window overlooking the rear, fitted carpet and original fireplace.

Bathroom

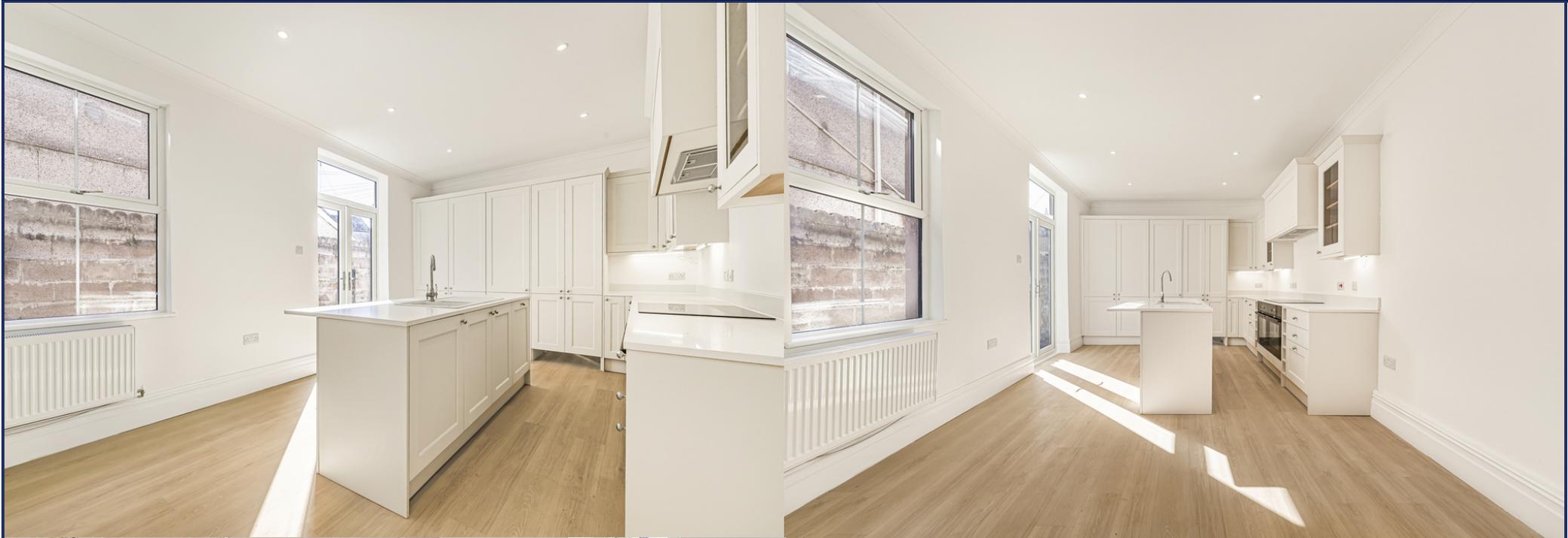
2.00m x 2.65m (6' 7" x 8' 8") Skimmed and emulsioned ceiling with inset spot lights and coving, part skimmed and emulsioned / part tiled walls, PVCu frosted double glazed window overlooking the side of the property and tiled flooring. Wall mounted traditional radiator with heated towel rail. Three piece suite in white comprising low level WC, wash hand basin with traditional chrome taps and bath with overhead traditional chrome shower and glass shower screen.

Outside

Enclosed newly landscaped rear garden bound by feather edge fencing and gated access leading to the rear lane. Partially laid to patio ideal for garden furniture and entertaining with a further area laid to lawn. Borders of stone chippings and outside water tap.

Low maintenance forecourt to the front laid to stone chippings.





Awaiting EPC &
Floorplan