Payton Jewell Caines



9 Groeswen Park, Port Talbot - SA13 2LJ

Port Talbot

In Excess of £215,000







9 Groeswen Park

Port Talbot

This well-presented three bedroom townhouse offers comfortable and versatile accommodation, ideal for families or professionals seeking a home in a popular location. Upon entering, you are greeted by a welcoming hallway leading to a spacious lounge, perfect for relaxing or entertaining guests. The modern kitchen provides ample storage and workspace, catering to all your culinary needs. A convenient downstairs WC adds to the practicality of the ground floor layout. The property features three generously sized bedrooms, with the main bedroom benefiting from an ensuite shower room for added privacy and comfort. The additional bedrooms are served by a contemporary family bathroom, ensuring convenience for all household members. Further enhancing the appeal of this property is a private garage and off road parking, offering secure storage and ease of access.

- No onward chain
- Three bedroom townhouse
- Downstairs WC
- Lounge
- EPC - C
- Ensuite to bedroom 1
- Garage and Off road parking
- Popular location






YOURSELF

Entrance
10' 10" x 5' 7" (3.30m x 1.70m)
Via PVCu opaque door into the entrance hall with radiator and tiled flooring.

Kitchen
10' 10" x 7' 7" (3.30m x 2.30m)
Radiator, PVCu window, A range of wall and base units with complementary work surfaces. Space for washer/dryer. Integrated hob and oven. Integrated fridge/freezer.

Downstairs WC
6' 3" x 2' 7" (1.90m x 0.80m)
Tiled walls and tiled flooring. Two piece suite comprising WC and wash hand basin.

Lounge
16' 1" x 14' 5" (4.90m x 4.40m)
PVCu French doors, radiator and fitted carpet.

First floor landing
10' 6" x 6' 7" (3.20m x 2.00m)
Via stairs. Radiator and fitted carpet.

Bedroom 3
14' 5" x 12' 6" (4.40m x 3.80m)
Two PVCu windows, radiator and fitted carpet.

Bedroom 2
14' 1" x 7' 7" (4.30m x 2.30m)
PVCu window and fitted carpet. Built in wardrobes. This room has been converted into a walk in wardrobe.

Bathroom
6' 7" x 5' 3" (2.00m x 1.60m)
Tiling to splash back areas, PVCu opaque window, radiator and tiled flooring. Three piece suite comprising WC, wash hand basin and bath with shower feature.

Second floor landing
5' 7" x 2' 11" (1.70m x 0.90m)
Via stairs. Ideal space for storage. Velux window.

Bedroom 1
12' 10" x 11' 2" (3.90m x 3.40m)
Two sets of built in wardrobes, PVCu window, radiator and fitted carpet.

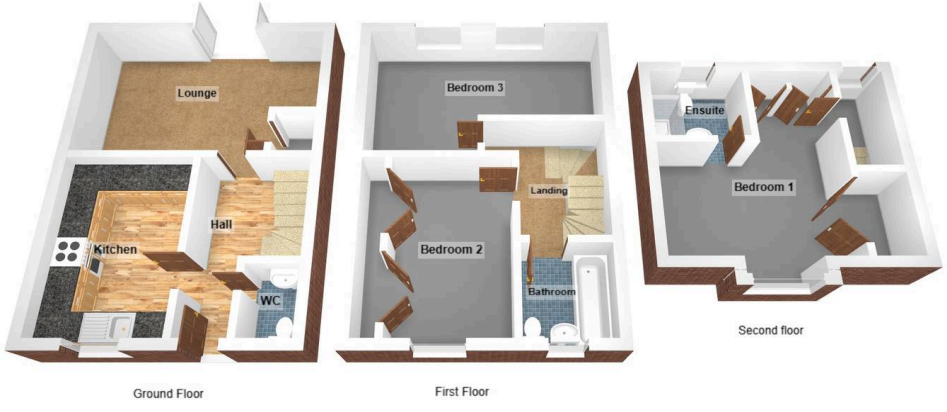
En-suite
6' 7" x 2' 11" (2.00m x 0.90m)
Three piece suite comprising WC, wash hand basin and shower. Velux, radiator and tiled flooring.

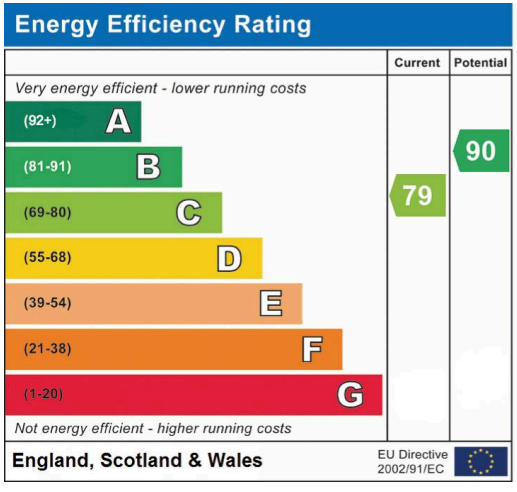
Outside
Enclosed rear garden laid to patio ideal for garden furniture and an area laid to chippings and a shed. Rear access. Garage with off road parking in front. The front of the property is laid to chippings with footpath leading to the front door.

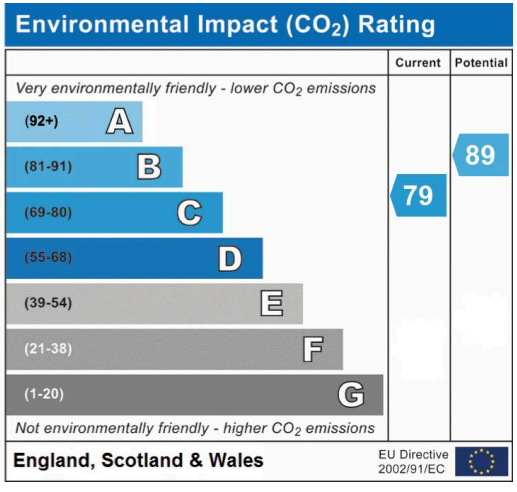
Garage
17' 5" x 9' 2" (5.30m x 2.80m)
Storage space to the attic.






Lounge
Kitchen
Hall
WC
Bedroom 3
Bedroom 2
Landing
Bathroom
Ensuite
Bedroom 1
Ground Floor
First Floor
Second floor


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
79
90
England, Scotland & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO_2 emissions
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO_2 emissions
79
89
England, Scotland & Wales
EU Directive 2002/91/EC

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