



## **16 Cymmer Road, Port Talbot, SA13 3AB**

**£140,000**

Ferriers Estate Agents are pleased to offer for sale this immaculately presented three bedroom semi-detached property in the semi-rural village of Glyncorrwg. The village is located in the picturesque Afan Valley, with ample cycle tracks, fishing lakes and the Afan Trail on your doorstep, meaning this property is ideal for lovers of outdoor pursuits. The accommodation briefly comprises:- entrance hallway, two reception rooms, kitchen and bathroom to the ground floor. Landing, three bedrooms and an en-suite bathroom to the first floor. The property further benefits from being newly renovated throughout with a modern interior and expert finish, gas central heating via combination boiler, uPVC double glazing throughout and an enclosed front forecourt and rear garden.

This property is being sold with no on-going chain.

Tenure = Freehold (to be confirmed by a legal representative).

EPC Rating = C.

Council Tax Band = A.

## Ground Floor

### Entrance Hallway



Entry via a uPVC double glazed door, skimmed ceiling, skimmed walls, wood effect laminate flooring, radiator, carpeted stairs to the first floor, door into:-

### Reception Room One 11'1" x 11'1" (3.4 x 3.4)



Skimmed ceiling, skimmed walls, wood effect laminate flooring, under stairs storage cupboard,

uPVC double glazed french doors to the rear, door into the kitchen.

### Reception Room Two 11'1" x 10'5" (3.4 x 3.2)



Skimmed ceiling with spotlights in alcoves, skimmed walls, wood effect laminate flooring, radiator, uPVC double glazed window to front.

### Kitchen 9'2" x 6'10" (2.8 x 2.1)



Skimmed ceiling with spotlights, skimmed and tiled walls, wood effect laminate flooring, a range of base and wall mounted units with a complementary work surface housing a stainless steel sink/drainer, integrated appliances to include an oven, hob and extractor hood above, space for fridge/freezer, space and plumbing for a washing machine, uPVC double glazed window to the side, door into:-

### Bathroom 8'6" x 5'10" (2.6 x 1.8)



Skimmed ceiling with spotlights, tiled walls, tiled flooring, chrome heated towel rail, three piece suite comprising a panel bath with shower over and



privacy screen, vanity wash hand basin and a low level W.C., storage cupboard housing the gas combination boiler, uPVC double glazed window with obscured glass to the rear.

### First Floor

#### Landing

Skimmed ceiling with loft access, skimmed walls, fitted carpet, three doors off:-

#### Bedroom One 14'9" x 9'10" (4.5 x 3.0)



Skimmed ceiling, skimmed walls, fitted carpet, radiator, two uPVC double glazed windows to the front.

#### Bedroom Two 11'9" x 8'10" (3.6 x 2.7)



Skimmed ceiling, skimmed walls, fitted carpet, radiator, uPVC double glazed window to the rear.

#### Bedroom Three 10'5" x 7'10" (3.2 x 2.4)



Skimmed ceiling, skimmed walls, fitted carpet, radiator, uPVC double glazed window to the side, door into:-

#### En-suite 8'6" x 4'7" (2.6 x 1.4)



Skimmed ceiling with spotlights, tiled walls, tiled flooring, chrome heated towel rail, three piece suite comprising a panel bath with shower over and privacy screen, vanity wash hand basin and a low level W.C., uPVC double glazed window with obscured glass to the rear.

### Outside

#### Front Garden



A tiered forecourt laid to patio, bordered with brick walls and wrought iron railings, paved steps leading to the property entrance.

#### Rear Garden



Area laid to concrete, steps leading to a tiered garden which is mostly laid to lawn, bordered with stone walls and access to the rear lane.

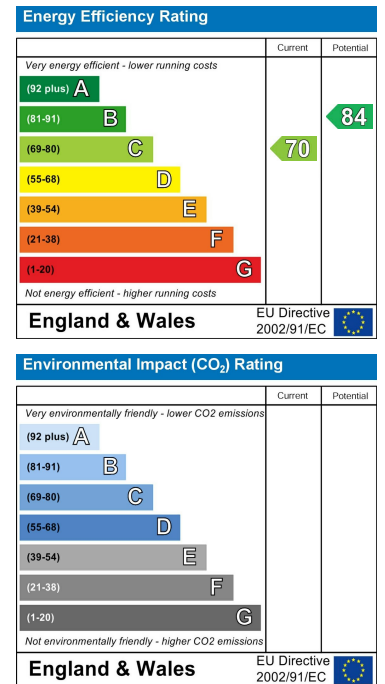
## Floor Plan



## Area Map



## Energy Efficiency Graph



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