

## 2 Gelli Houses, Port Talbot, SA13 3NP

**£130,000**

Welcome to this charming Grade II listed terraced cottage located in the picturesque neighbourhood of Gelli Houses, Cymmer, Port Talbot. This delightful property boasts a cosy reception room, perfect for relaxing or entertaining guests. Situated in a serene neighbourhood, this terraced cottage offers a peaceful retreat from the hustle and bustle of city life. The quaint surroundings provide a sense of tranquillity, making it an ideal place to call home. Whether you are looking to settle down or seeking a weekend getaway, this property offers the perfect blend of comfort and charm. Located within easy access of the Afan Trail cycle track and hiking routes.

The accommodation briefly comprises:- entrance porch, a cosy reception room, farmhouse style kitchen, bathroom and two bedrooms, ideal for a small family or guests to stay over. The property further benefits from a rear courtyard garden, uPVC double glazing and gas central heating via a combination boiler.

Don't miss the opportunity to make this lovely terraced cottage your own. Embrace the warmth and character of this home in the heart of Gelli Houses, Cymmer. Contact us today to arrange a viewing and take the first step towards owning your dream property.

Tenure = Freehold (To be confirmed by a legal representative)

EPC Rating = D

Council Tax Band = A

### Entrance Porch

Entry via a uPVC double glazed door, skimmed ceiling, skimmed walls, tile effect vinyl flooring, Georgian glazed door into:-

### Reception Room 18'0" x 12'9" (5.5 x 3.9)



Skimmed ceiling with pitched roof window, skimmed walls with a feature whitewashed stone wall, wood effect laminate flooring, two column radiators, multi fuel burner set on a slate hearth, uPVC double glazed window with lead detail to front, two doors off and an opening into:-

### Kitchen 13'1" x 9'2" (4.0 x 2.8)



Skimmed and coved ceiling with spotlights, skimmed and tiled walls, tiled floor, column radiator, a farmhouse style range of base and wall mounted units with a complementary work surface housing a ceramic butler sink, range style cooker (to remain), integrated appliances to include a fridge freezer, slimline dishwasher and washing machine (to remain), uPVC double glazed window and door with lead detail to rear and door to:-

### Bathroom 9'2" x 5'10" (2.8 x 1.8)



Skimmed and coved ceiling with spotlights, tiled walls, tile effect vinyl flooring, chrome heated towel rail, three piece suite comprising a corner bath, vanity wash hand basin and a low level W.C., two uPVC double glazed windows with lead detail to the side and rear.

### Bedroom One 10'5" x 9'10" (3.2 x 3.0)



Skimmed and coved ceiling, skimmed walls, fitted carpet, radiator, uPVC double glazed window with lead detail to the rear.

### Bedroom Two 10'2" x 7'2" (3.1 x 2.2)



Skimmed and coved ceiling with loft access, skimmed walls, fitted carpet, radiator, uPVC double glazed window with lead detail to the front.

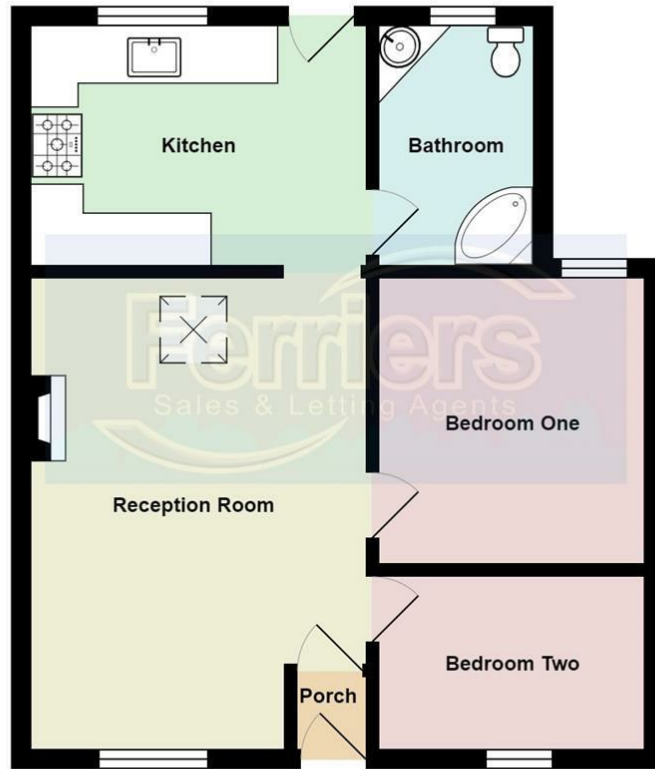
### Outside

### Rear Garden

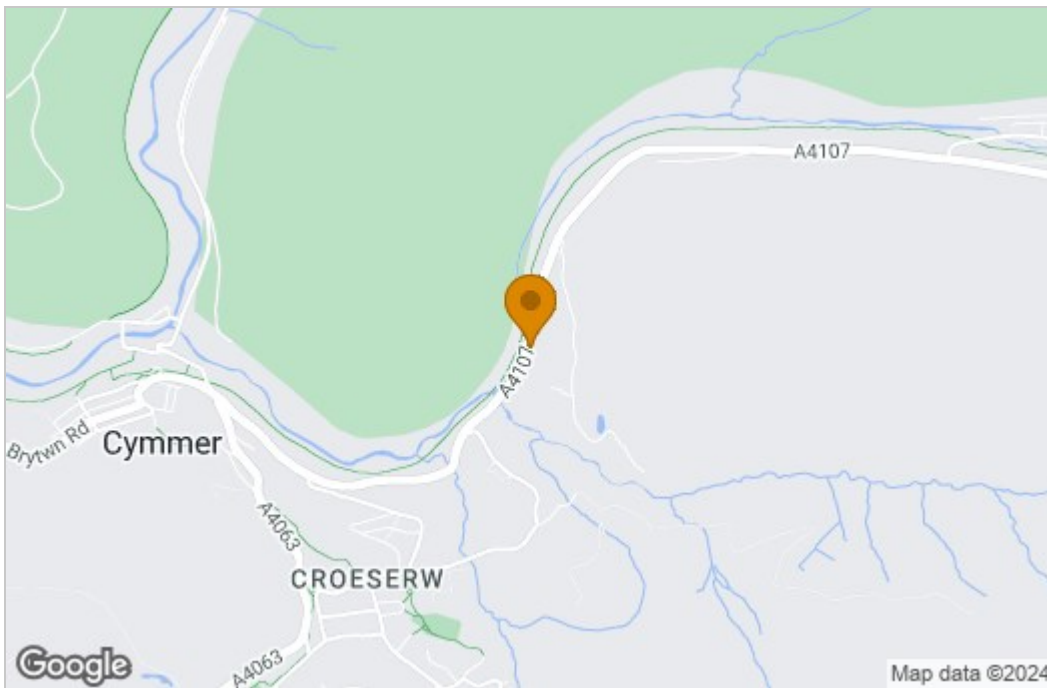


Area laid to patio, stone shed, bordered with stone walls and a wooden gate offering access to fields beyond.

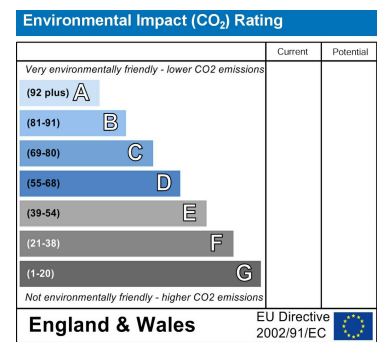
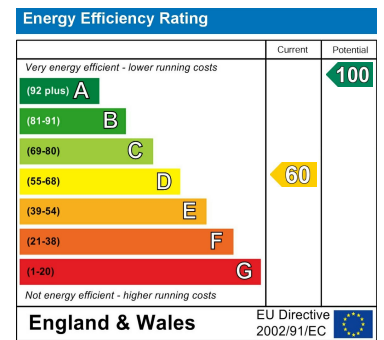
# Floor Plan



# Area Map



# Energy Efficiency Graph



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