



11 Station Road, Port Talbot, SA13 3HR

£170,000

Welcome to this charming detached house located on Station Road in the picturesque village of Cymmer. This property boasts three reception rooms, providing ample space for entertaining guests or simply relaxing with your loved ones. With three double bedrooms, there is plenty of room for the whole family to unwind and rest comfortably.

The house features a well-maintained bathroom, ensuring convenience and privacy for all residents.

The peaceful surroundings of Cymmer provide a tranquil setting for this lovely home, offering a perfect escape from the hustle and bustle of city life.

This home further benefits from uPVC double glazing and gas central heating via a combination boiler.

Don't miss out on the opportunity to make this delightful property your own and create lasting memories in this idyllic location. Contact us today to arrange a viewing and take the first step towards owning your dream home in Cymmer.

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

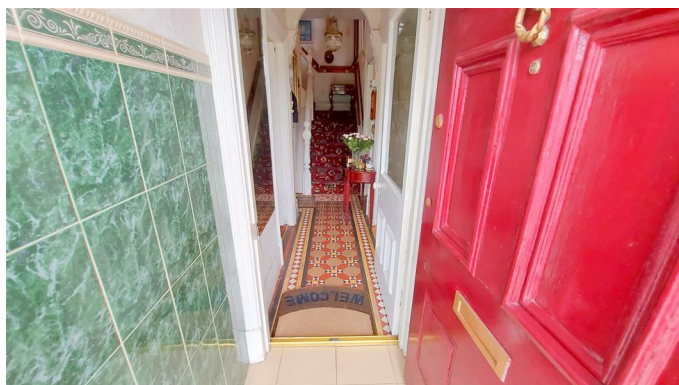
EPC=E

Council Tax Band=C

Entrance Porch

Entrance via wooden door. Papered and original coved ceiling. Part papered/part tiled walls. Tiled flooring. Half glass/half panelled door leading into:

Entrance Hall



Papered ceiling with original coving. Papered walls. Original tiled flooring. Carpeted spindle bannister staircase to the first floor. Radiator. Under stairs storage/pantry. Small window to the rear of property. Four doors leading off to:

Reception Room One 10'5" x 11'0" (3.18 x 3.35)



Textured ceiling with original coving and rose. Papered walls with original picture rail. Fitted carpet. Upvc double glazed bay window to the front of property. Feature fire surround with marble back and hearth housing a gas fire. Radiator. Sliding glass wooden panelled doors leading to dining room.

Reception Room Two



Textured and original coved ceiling. Papered walls with picture rail. Fitted carpet. Upvc double glazed bay window to the front of property. Radiator. Wooden fire surround with marble back and hearth housing gas fire.

Dining Room 10'8" x 11'2" (3.25 x 3.40)



Textured ceiling. Papered walls with original picture rail. Fitted carpet. Upvc double glazed patio doors leading to conservatory. Original wooden feature fire surround with gas fire. Storage cupboard.

Kitchen 6'7" x 10'8" (2.01 x 3.25)



Skimmed and coved ceiling. Tiled and pvc panelled walls. Ceramic tiled flooring. A range of base and wall mounted units with a complementary work surface. Space for table and chairs and fridge/freezer. Glass window overlooking the lean-to. Upvc double glazed half glass/half panelled door leading out to lean-to.

Lean-To 15'1" x 4'11" (4.6 x 1.5)



Polycarbonate roof. Pvc panelled walls. Ceramic tiled flooring. Base unit with stainless steel sink drainer. Space for washing machine and cooker. Radiator. Wooden panelled door leading to conservatory.

Utility Area 17'1" x 4'11" (5.21 x 1.5)



Polycarbonate roof. Skimmed walls. Tiled flooring. Upvc double glazed half glass/half panelled door leading out to rear garden.

Landing

Papered ceiling. Papered walls. Fitted carpet. Feature stained glass window. Four doors leading off to:

Bedroom One 15'1" x 10'5" (4.6 x 3.2)



Polystyrene tiled ceiling. Papered walls with picture rail. Fitted carpet. Two Upvc double glazed windows to the front of property. Radiator.

Bedroom Two 11'1" x 11'1" (3.4 x 3.4)



Textured ceiling with loft access. Papered walls. Wall mounted gas combination boiler. Upvc double glazed window to the rear of property.

Bedroom Three 10'9" x 10'5" (3.3 x 3.2)



Polystyrene tiled ceiling. Papered walls with picture rail. Fitted carpet. Radiator. Upvc double glazed window to the front of property.

Bathroom 11'9" x 6'10" (3.6 x 2.1)



Textured ceiling. Papered and tiled walls. Vinyl flooring. Upvc double glazed window with obscured glass to the rear of property. Radiator and a towel rail radiator. Three piece suite comprising low level W.C. wash hand basin set on a vanity unit and shower cubicle

Front Garden

Steps leading to main entrance. Wrought iron gate and railings. Garden laid with patio slabs. Original tiled outer porch.

Rear Garden

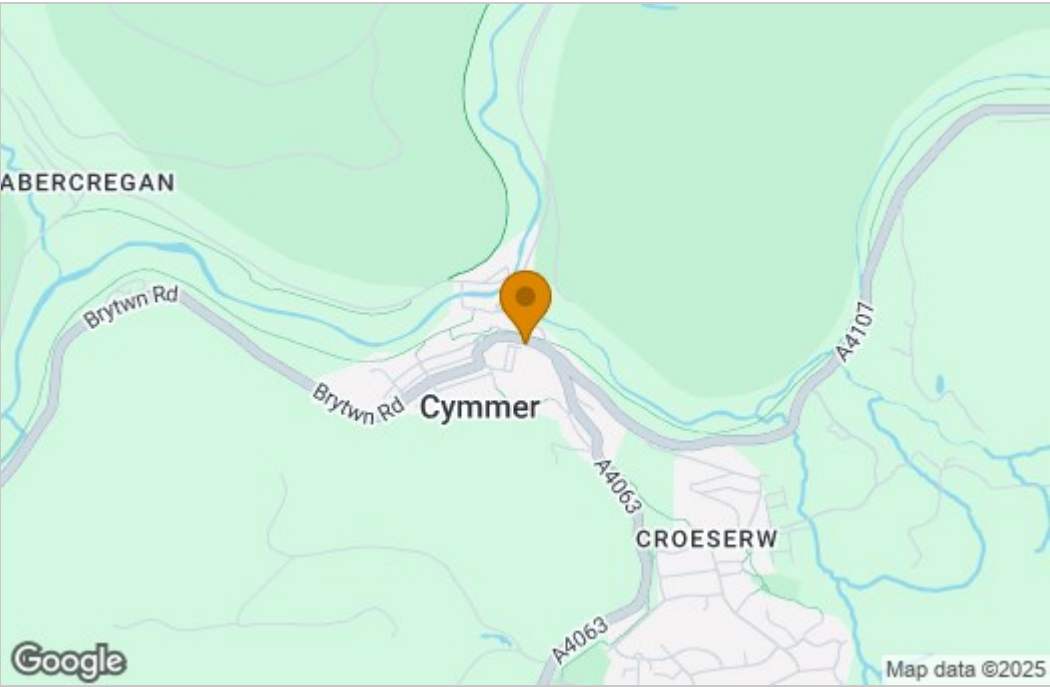


Enclosed rear garden. Steps leading to garden, two areas laid to patio. Steps leading to rear garage. Further area laid to patio. Wooden gate offering rear lane access.

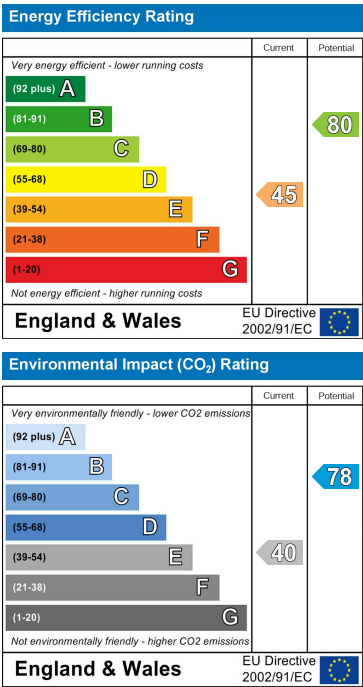
Floor Plan



Area Map



Energy Efficiency Graph



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