



9 Heol Y Fedw, Cymmer, SA13 3PA

Offers Over £140,000

Welcome to this charming semi-detached house located in the picturesque Heol Y Fedw, Cymmer. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three double bedrooms, there is ample space for a growing family or for those who enjoy having a home office or guest room.

The accommodation briefly comprises a hallway, kitchen/diner, cloakroom and lounge to the ground floor. Landing, three bedrooms and bathroom to the first floor. The property further benefits from uPVC double glazing throughout, gas central heating via a combination boiler and larger than average front and rear gardens.

This home has been tastefully refurbished to modern standard yet retaining much of its original character, including original stripped pine doors and ironmongery. Don't miss the opportunity to make this lovely house your new home. Contact us today to arrange a viewing and experience the charm of Heol Y Fedw for yourself.

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

EPC=C

Council Tax Band=A

Ground Floor

Entrance Hall



Entry via a uPVC double glazed door. Skimmed ceiling and walls, wood effect laminate flooring, radiator, under stairs storage, carpeted stairs to first floor and three doors off.

Kitchen/Diner

Dining Area 10'9" x 8'2" (3.3 x 2.5)



Skimmed ceiling and walls, wood effect laminate flooring, radiator, uPVC double glazed window to front and open to:

Kitchen 10'5" x 7'10" (3.2 x 2.4)



Skimmed ceiling with spotlights, skimmed and tiled walls, wood effect laminate flooring, two uPVC double glazed windows and a door to rear, a range of base and wall mounted units with a complementary work surface housing a composite sink/drainer, range style cooker and stainless steel chimney hood (to remain), space for washing machine, dishwasher and under counter fridge.

Cloakroom 4'7" x 2'11" (1.4 x 0.9)



Skimmed ceiling and walls, wood effect laminate flooring, uPVC double glazed window with obscured glass to rear, low level W.C and wall mounted wash hand basin.

Lounge 16'4" x 10'5" (5.0 x 3.2)



Skimmed ceiling and walls, fitted carpet, two radiators, two uPVC double glazed windows to front and rear and a multi fuel burner set in a brick fireplace with a terracotta tiled hearth.

First Floor

Landing

Skimmed ceiling with loft access, skimmed walls, fitted carpet, storage cupboard housing a gas combination boiler and four doors off.

Bedroom One 13'9" x 8'6" (4.2 x 2.6)



Skimmed ceiling and walls, fitted carpet, radiator and uPVC double glazed window to front.

Bedroom Two 9'6" x 10'9" (2.9 x 3.3)



Skimmed ceiling and walls, fitted carpet, radiator and uPVC double glazed window to front.

Bedroom Three 13'9" x 7'10" (4.2 x 2.4)



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

Bathroom 11'1" x 6'6" (3.4 x 2.0)



Skimmed ceiling, skimmed and tiled walls, wood effect vinyl flooring, uPVC double glazed window with obscured glass to rear, a three piece suite comprising a P shaped bath with shower over and privacy screen, low level W.C, pedestal wash hand basin and chrome towel rail radiator.

Outside

Front Garden



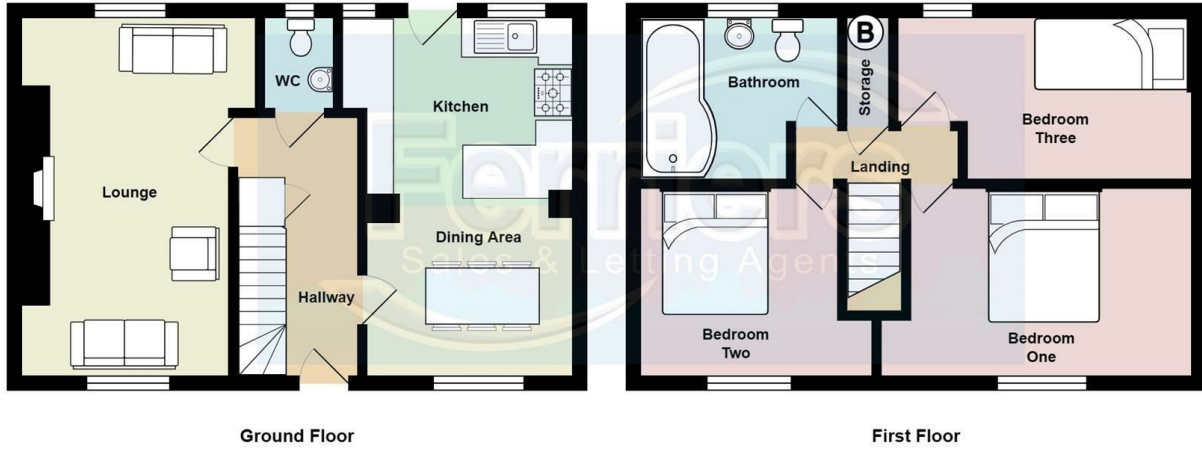
Larger than average garden mostly laid to lawn with a further area filled with bedding plants. Steps lead to main entrance and path to side offering access to rear.

Rear Garden

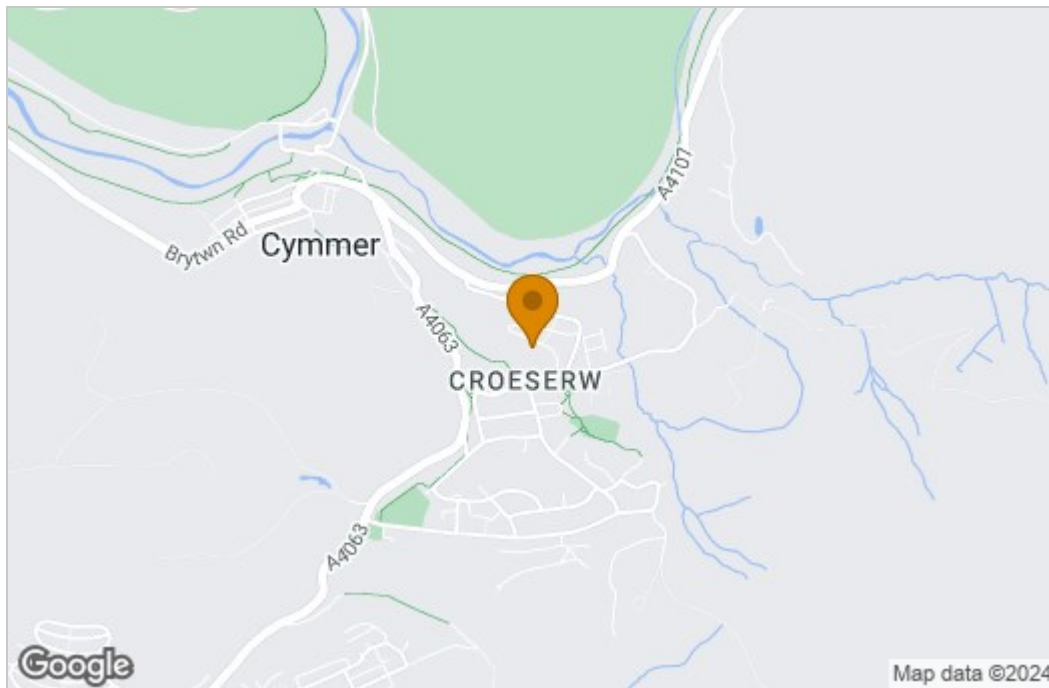


Area laid to concrete, steps lead to a large area laid to lawn, further areas of raised beds and a small pond. A brick built shed divided into two areas of log storage and a further for general storage, bordered with wood panelled fencing.

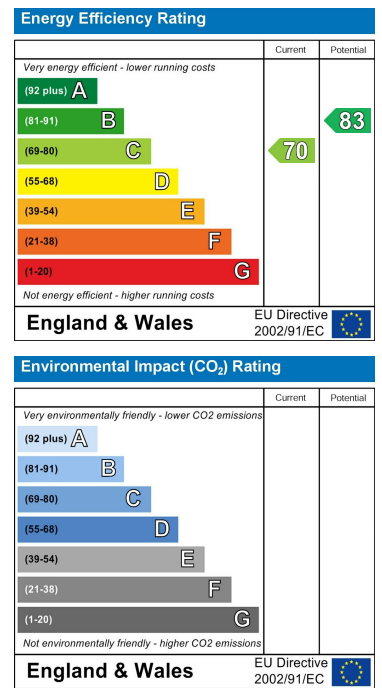
Floor Plan



Area Map



Energy Efficiency Graph



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