



## 9 High Street, Port Talbot, SA13 3YN

**£99,950**

Welcome to this charming terraced house located on High Street in the picturesque village of Abergwynfi, Port Talbot. Located at the head of the Afan Valley which offers ample walking and cycling routes along the Afan Trail. Within a short drive of Maesteg and the coastal town of Port Talbot, both of which offer ample supermarkets and amenities.

This property boasts a cosy reception room, perfect for relaxing with family and friends. With three bedrooms, there is ample space for a growing family or for those in need of a home office or guest room. The house features a well-maintained bathroom, ensuring convenience and comfort for all residents.

The property further benefits from uPVC double glazing, gas central heating via a combination boiler and an enclosed rear garden.

Whether you are looking to settle down in a peaceful village setting or seeking a property with character, this terraced house in Abergwynfi is sure to capture your heart. Don't miss the opportunity to make this house your new home.

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

EPC=D

Council Tax Band=A



## Ground Floor

### Porch

Entry via uPVC doubled door. Papered ceiling, papered and tiled walls, wood effect laminate flooring and door to:

### Hallway



Textured ceiling, papered walls, wood effect laminate flooring, radiator, carpeted stairs to first floor and door to:

## Lounge 20'8" x 10'9" (6.3 x 3.3)



Skimmed and covered ceiling, skimmed and papered walls, wood effect laminate flooring, two radiators, two uPVC double glazed windows to front and rear, under stairs storage cupboard and door to:

## Kitchen 11'5" x 9'10" (3.5 x 3.0)



Textured and covered ceiling, papered and tiled walls, tiled floor, uPVC double glazed window to rear and door to side, radiator, a range of base and wall mounted units with a complementary work surface housing a stainless steel sink/drainer, freestanding cooker, washing machine, tumble dryer and fridge freezer (all to remain).

## First Floor

### Landing



Textured and covered ceiling, papered walls, radiator, storage cupboard and four doors off.

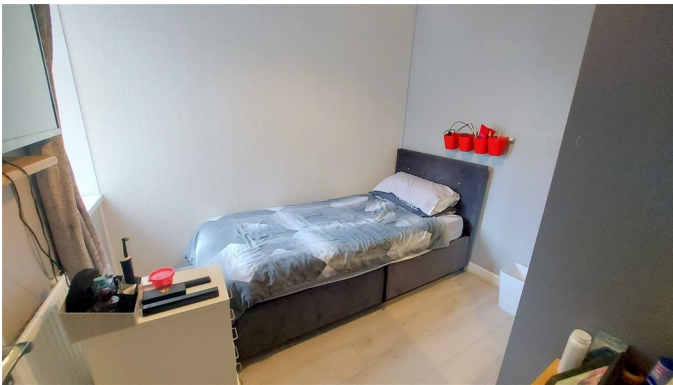


Bedroom One 11'9" x 6'6" (3.6 x 2.0)



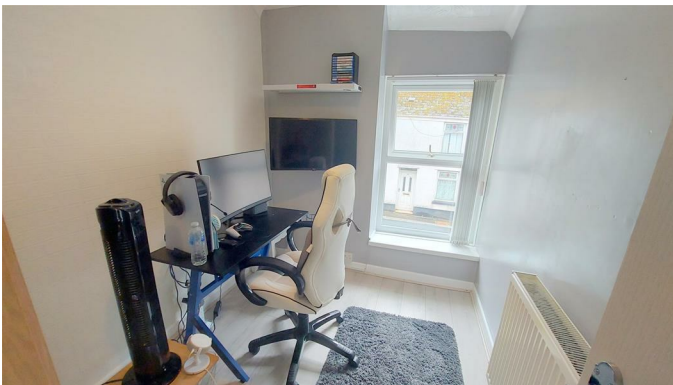
Textured and covered ceiling, papered walls, fitted carpet, radiator and uPVC double glazed window to front.

Bedroom Two 8'6" x 7'10" (2.6 x 2.4)



Textured and covered ceiling, papered walls, wood effect laminate flooring, radiator and uPVC double glazed window to rear.

Bedroom Three 8'6" x 6'6" (2.6 x 2.0)



Textured ceiling with loft access, skimmed and papered walls, wood effect laminate flooring, radiator and uPVC double glazed window to front.

Bathroom 11'5" x 9'10" (3.5 x 3.0)



Skimmed and covered ceiling, tiled and Pvc panelled walls, wood effect laminate flooring, uPVC double glazed window with obscured glass to rear, storage cupboard housing a gas combination boiler, radiator, a four piece suite comprising a shower cubicle, panel bath, a low level W.C and pedestal wash hand basin.

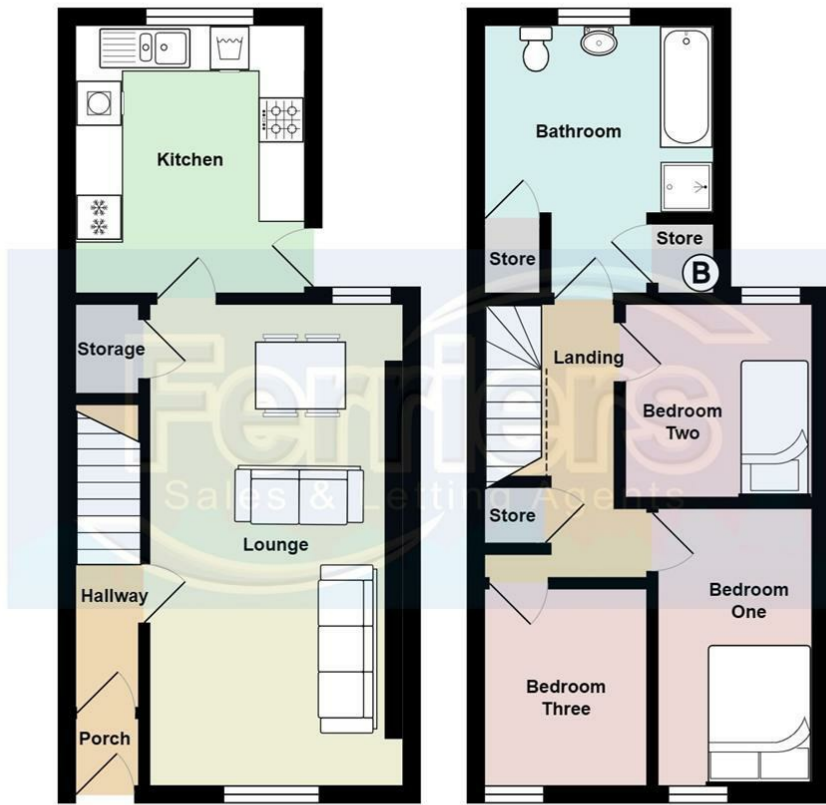
### Outside

#### Rear Garden

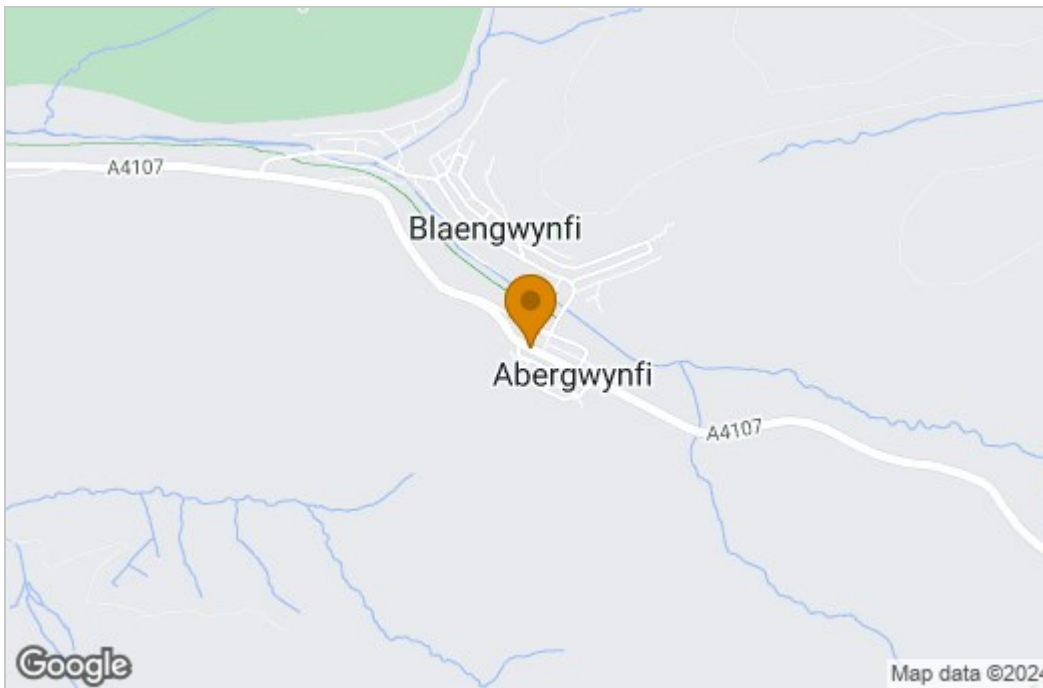


Area laid to concrete, steps lead down to an area laid to pea shingle, further area laid to artificial turf, bordered with wood panelled fencing.

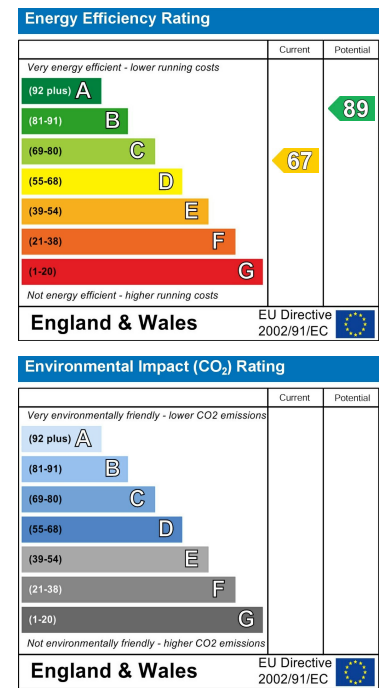
# Floor Plan



# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.