



45 Afan Road, Duffryn Rhondda, SA13 3ET

O.I.R.O £210,000

We are pleased to offer for sale this well presented, four bedroom semi-detached property in a semi-rural location which offers spectacular countryside views to the front. Located along the A4107 between Cymmer and Port Talbot, offering easy access to Afan Argoed Country Park and the Afan Trail, with miles of cycle tracks and hiking routes. The accommodation briefly comprises:- entrance hallway, lounge / diner, kitchen, sitting room and a shower room to the ground floor. Landing and four bedrooms to the first floor. The property further benefits from gas central heating via combination boiler, uPVC double glazing throughout, front and rear gardens with side access and is being sold with no on-going chain. Internal viewing is highly recommended to appreciate what this property has to offer!

Tenure = Freehold (to be confirmed by a legal representative).
 EPC Rating = D.
 Council Tax Band = B.

Ground Floor

Entrance Hallway

Entry via a uPVC double glazed door, skimmed ceiling, skimmed walls, solid wood flooring, radiator, uPVC double glazed window to the side, two openings off:-

Lounge / Diner 23'1" x 9'11" (7.06 x 3.03)

Skimmed ceiling with spotlights, skimmed walls, solid wood flooring, two radiators, bulge media wall, wood burner sitting on a stone hearth with stone surround, uPVC double glazed bay window to the front, opening into:-

Kitchen 10'0" x 6'9" (3.07 x 2.08)

Skimmed ceiling with spotlights and roof light, skimmed walls, tiled flooring, a range of high gloss base and wall mounted units (including a wine rack) with a complementary work surface housing a stainless steel sink/drainage with mixer tap, integrated appliances include an electric oven and induction hob with a chrome chimney style extractor above, space for a fridge/freezer, uPVC double glazed window to the rear.

Second Lounge 9'10" x 6'9" (3.02 x 2.06)

Skimmed ceiling, skimmed walls with feature wall panelling, radiator, uPVC double glazed French doors to the side providing side access to either the front or rear garden of the property, opening into:-

Bathroom 10'0" x 9'10" (3.05 x 3.02)

Skimmed ceiling with spotlights, skimmed walls, tiled flooring, radiator, three piece suite comprising a tiled shower enclosure with jet power shower, square counter top wash hand basin set on a high gloss vanity unit 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 roof light, skimmed walls, fitted carpet, four doors off:-

Bedroom One 13'3" x 9'10" (4.04 x 3.02)

Skimmed and coved ceiling with spotlight, skimmed walls, fitted carpet, radiator, uPVC double glazed window to the front.

Bedroom Two 10'1" x 9'11" (3.08 x 3.04)

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

Bedroom Three 9'11" x 6'7" (3.03 x 2.03)

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

Bedroom Four 10'0" x 6'6" (3.05 x 2)

Skimmed ceiling, skimmed walls, wood effect

laminate flooring, radiator, uPVC double glazed window to the side.

Outside

Front Garden

Stone steps leading up to the property entrance, sloped garden laid to lawn, flat garden area at the top of the steps laid to patio - purpose built wooden bench, spectacular countryside views to the front.

Rear Garden

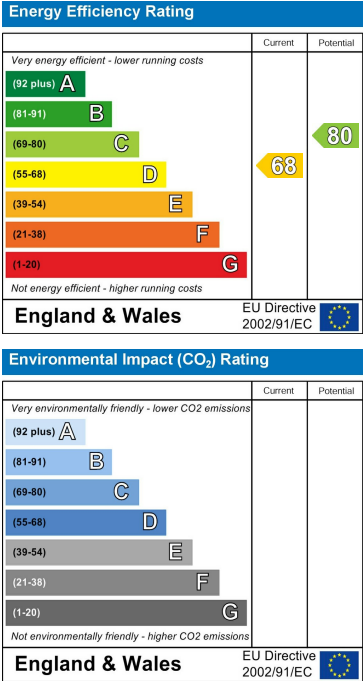
A tiered garden which is mainly laid to lawn, bordered with wood panelled fencing.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.