



58 Villiers Road, Port Talbot, SA13 3TL

£110,000

Ferriers Estate Agents are pleased to offer this three bedroom, mid terraced property situated in the village of Blaengwynfi close to all local schools and Afan Argoed Country Park. The accommodation briefly comprises:- entrance hallway, lounge/diner and a kitchen to the ground floor. Landing, three bedrooms and a family bathroom to the first floor. The property further benefits from gas central heating via combination boiler, uPVC double glazing throughout, a front forecourt and an enclosed rear garden with spectacular views of the valley which can also be enjoyed from the front aspect. This property would make an ideal first time purchase or investment and is being sold with no on-going chain! What are you waiting for?

Book your viewing today before it's too late!

Tenure = Freehold (to be verified by a legal representative).

EPC Rating = C.

Council Tax Band = A.

Ground Floor

Entrance Hallway



Entry via a composite door, skimmed ceiling, skimmed walls, mosaic effect tiled flooring, radiator, carpeted staircase leading to the first floor, door into:-

Lounge / Diner 21'2" x 11'2" (6.46 x 3.41)



Skimmed and coved ceiling, skimmed walls, wood effect laminate flooring, two radiators, dwarf under stairs storage cupboard, dual aspect - uPVC double glazed windows to the front and rear, door into:-

Kitchen 11'7" x 9'5" (3.54 x 2.88)



Skimmed ceiling with spotlights, skimmed walls with tiled splashbacks, tiled flooring, radiator, a range of base and wall mounted units with a complementary work surface housing a stainless steel sink/drainage with mixer tap, integrated electric oven and four ring gas hob with a chrome chimney style extractor above, space and plumbing for a washing machine and tumble dryer, space for a fridge/freezer, uPVC double glazed window to the side, uPVC double glazed door to the side providing access into the rear garden.

First Floor

Landing

Skimmed ceiling, skimmed walls, fitted carpet, four doors off:-

Bedroom One 12'1" x 9'10" (3.69 x 3.02)



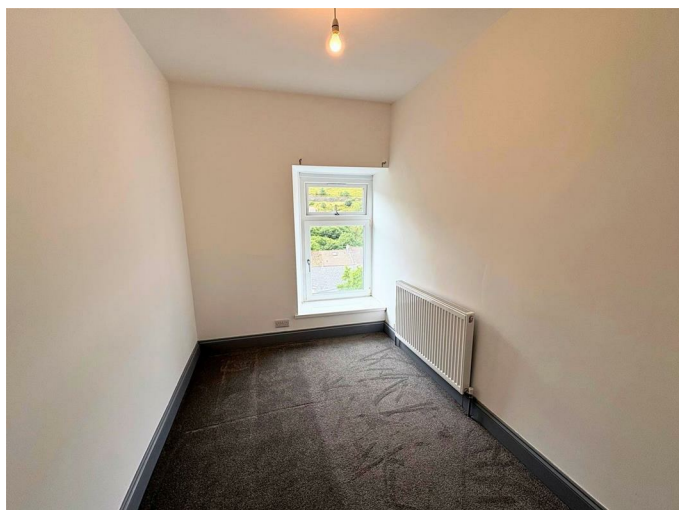
Skimmed ceiling, skimmed walls, fitted carpet, radiator, storage cupboard housing the gas combination boiler, uPVC double glazed window to the side.

Bedroom Two 13'10" x 8'3" (4.24 x 2.52)



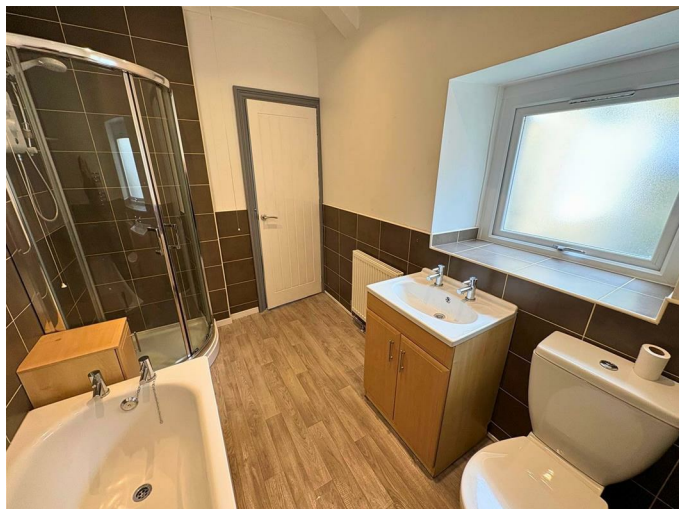
Skimmed ceiling, skimmed walls, fitted carpet, radiator, uPVC double glazed window to the front.

Bedroom Three 9'2" x 6'9" (2.81 x 2.07)



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

Family Bathroom 9'4" x 6'7" (2.86 x 2.02)



Skimmed and coved ceiling with spotlights,

skimmed and tiled walls, wood effect vinyl flooring, radiator, chrome heated towel rail, four piece suite comprising a quadrant shower cubicle, panel bath, vanity wash hand basin and a low level W.C., uPVC double glazed window with obscured glass to the rear.

Outside

Front Forecourt



Concrete steps leading up to the forecourt, laid to patio, bordered with wrought iron railings, spectacular valley views to the front.

Rear Garden

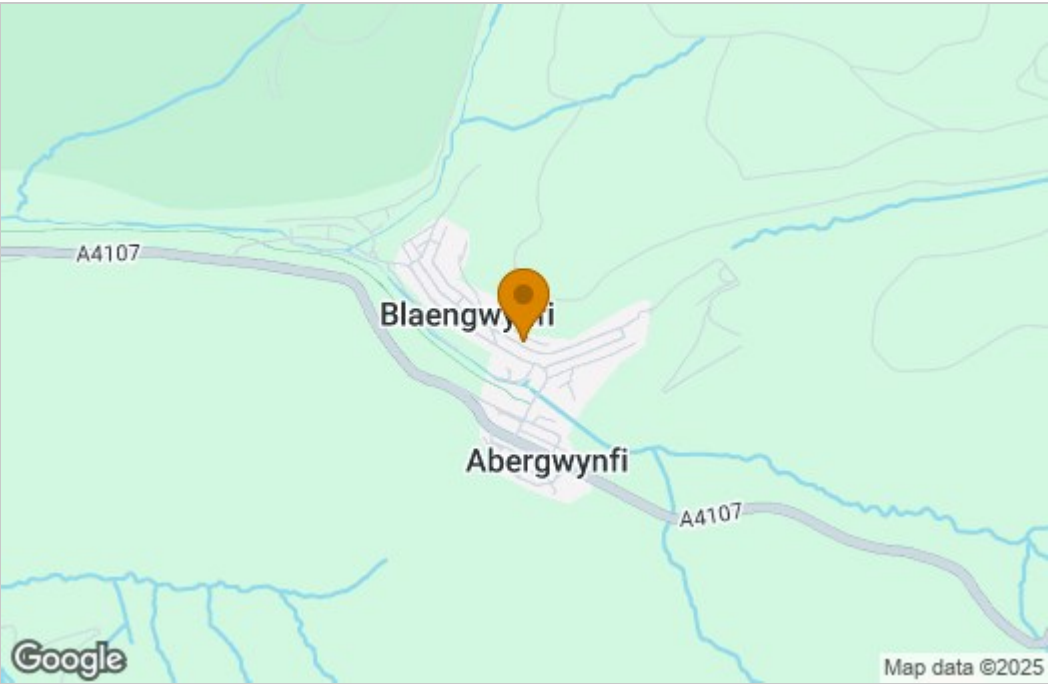


Small concrete area with outbuilding suitable for storage, concrete steps leading up to the tiered garden, bordered with block walls, wrought iron pedestrian gate providing access into the rear lane, potential for off-road parking, spectacular valley views which can be seen at the top of the garden over the property.

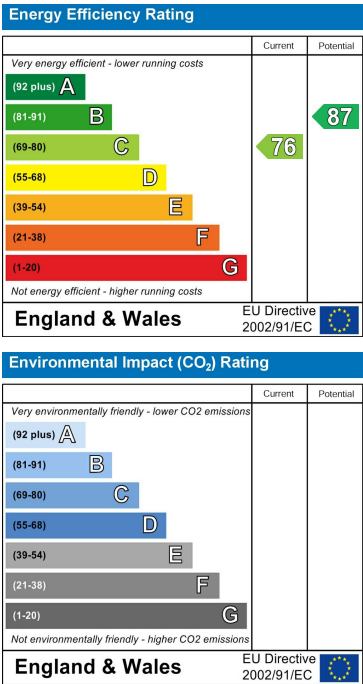
Floor Plan



Area Map



Energy Efficiency Graph



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