



Porth Y Gwyddel, Port Talbot

Guide Price £210,000 - £220,000

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- Enclosed, Low-Maintenance Garden
- Allocated Parking and Visitor Parking Available
- Modern Kitchen and Bathroom
- EPC Rating: B




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About the property

Located in the sought-after coastal area of Porth Y Gwyddel, this attractive two-bedroom semi-detached home presents a superb opportunity for buyers seeking a comfortable and easily manageable property. The accommodation is thoughtfully arranged to maximise space and functionality, making it ideal for professional couples, small families or those looking to downsize.

Internally, the property boasts a spacious reception room, perfect for relaxing or entertaining guests. The well-equipped kitchen offers ample space for meal preparation and dining, catering to the demands of modern living. Both bedrooms are generously sized, providing peaceful and private retreats, while the well-appointed bathroom ensures everyday convenience. To the rear, there is an enclosed, low-maintenance garden ideal for enjoying a sunny day in comfort.

The home is situated just a short walk from Aberavon Beach, offering scenic coastal views and leisure opportunities. Local amenities are within easy reach, including Aberafan Shopping Centre, which hosts a variety of retail outlets and cafés. Families will appreciate the proximity to well-regarded schools such as Tywyn Primary School and St Joseph's RC School & Sixth Form Centre.

Transport links are excellent, with Port Talbot Parkway Station approximately two kilometres away, providing direct rail services to Cardiff, Swansea and London. The property also benefits from nearby bus routes and easy access to the M4 motorway, making commuting straightforward.

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Accommodation

Living Room

15' x 9' 5" (4.57m x 2.87m)

Kitchen/Diner

8' 2" x 12' 7" (2.49m x 3.84m)

Downstairs Wc

4' 9" x 2' 10" (1.45m x 0.86m)

Bedroom 1

8' 4" x 12' 9" (2.54m x 3.89m)

Bedroom 2

8' 3" x 12' 9" (2.51m x 3.89m)

Bathroom

6' 5" x 5' 7" (1.96m x 1.70m)