



Pinkmove

## Porth Y Gwyddel

guide price £200,000 to £210,000

- Enclosed, Low-Maintenance Garden
- Allocated Parking and Visitor Parking Available
- Modern Kitchen and Bathroom
- Downstairs WC
- Access to Local Schools, Shops, and Amenities
- Excellent Transport Links
- Short Walk to Aberavon Beach for Coastal Views and Leisure Activities
- EPC Rating: B



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## About the property

A well-presented two-bedroom semi-detached home in Porth Y Gwyddel, Port Talbot, just moments from Aberavon Beach. Offering spacious living, a modern kitchen, and excellent access to schools, shops, and transport links, including Port Talbot Parkway Station and the M4.

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.

## 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

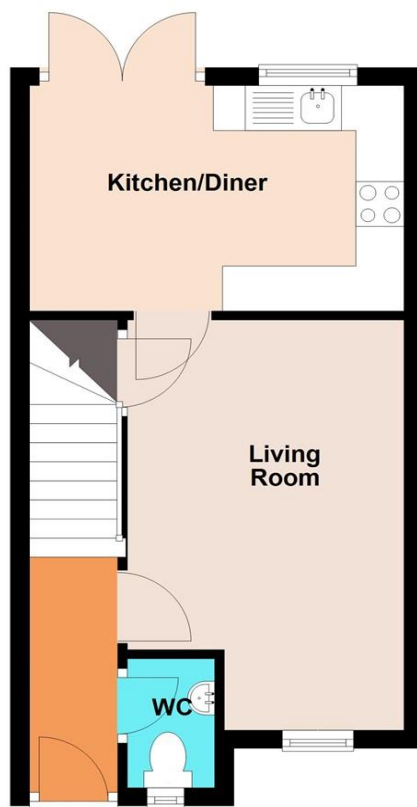
6' 5" x 5' 7" ( 1.96m x 1.70m )



## Floorplan

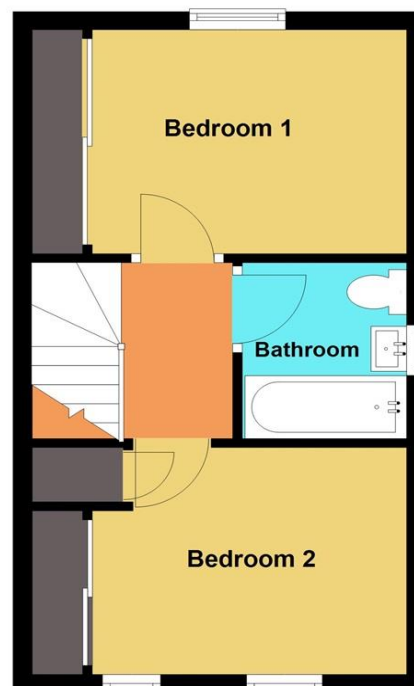
### Ground Floor

Approx. 29.1 sq. metres (313.7 sq. feet)



### First Floor

Approx. 27.9 sq. metres (300.5 sq. feet)



Total area: approx. 57.1 sq. metres (614.2 sq. feet)

**48 Porth y Gwyddel**

## Important Information

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