



6 Cerrig Llwydion, Pontrhydyfen, Port Talbot, SA12 9TT

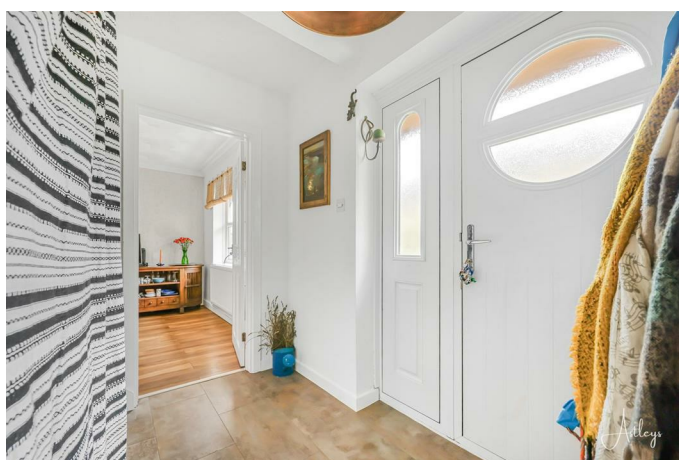
Offers In The Region Of £289,950

Nestled in the charming semi-rural village of Pontrhydyfen, this delightful detached house offers a perfect blend of comfort and convenience, with easy access to Neath shopping centre, as well as the stunning Afan Argoed Country Park, this property is ideal for those who appreciate outdoor pursuits, who will enjoy the extensive trails available, the house boasts a through reception room, providing ample space for relaxation and entertaining, the ground floor features a well-appointed kitchen, a spacious lounge/diner, and a lovely conservatory that invites natural light and offers a serene space to unwind, additionally, a convenient cloakroom is located on this level, enhancing the practicality of the home, upstairs, you will find four generously sized bedrooms, perfect for families or those needing extra space for guests or a home office, outside there is a tiered garden, a driveway for 2 cars and a detached garage located at the top of the property and accessible by a private lane. NO ONWARD CHAIN.

Main dwelling



Entrance hall 7'1" x 8'7" (into storage cupboard) (2.16m x 2.64m (into storage cupboard))



Composite front door into entrance hall. LV vinyl flooring, feature radiator, window to front and storage cupboard for shoes and coats.

Kitchen 15'9" x 8'7" (4.80m x 2.62m)



Tiled flooring, door to back garden, space for fridge/freezer and washing machine, butlers sink with mixer tap, gas hob and oven, wooden base and wall units as well as free standing units, breakfast bar under window to rear, radiator.



Lounge/diner 22'8 x 10'3 (13'6 x 9'4 dining area) (6.91m x 3.12m (4.11m x 2.84m dining area))



Laminate flooring, gas effect log burner, window to front and radiator, through to dining area with cupboard under the stairs for storage and doors through to conservatory, radiator and laminate flooring.



Dining area

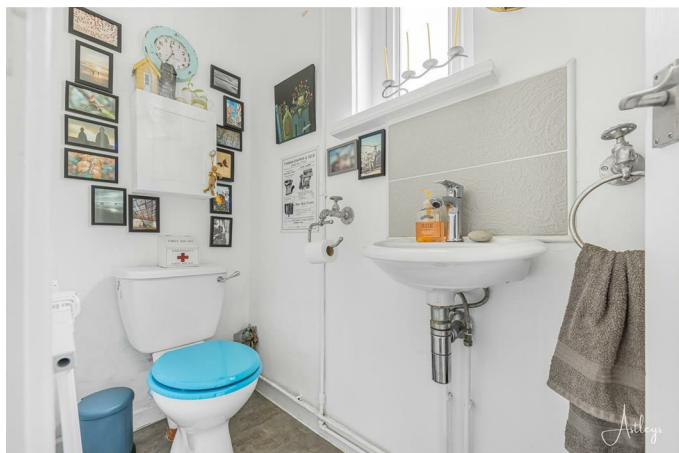


Conservatory 12'5 x 6'9 (3.78m x 2.06m)



Laminate flooring and patio doors to back garden.

Cloakroom 6'4 x 2'8 (1.93m x 0.81m)



Wash hand basin, pedestal toilet, window to side and LV flooring.

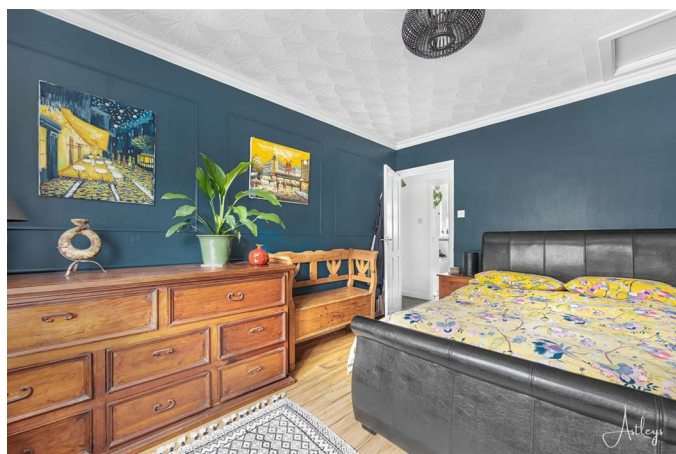
Stairway



Landing 3'2 x 4'12 (0.97m x 1.22m)



Bedroom 1 13'4 x 10'4 (4.06m x 3.15m)



Coving, laminate flooring and window to front, radiator.



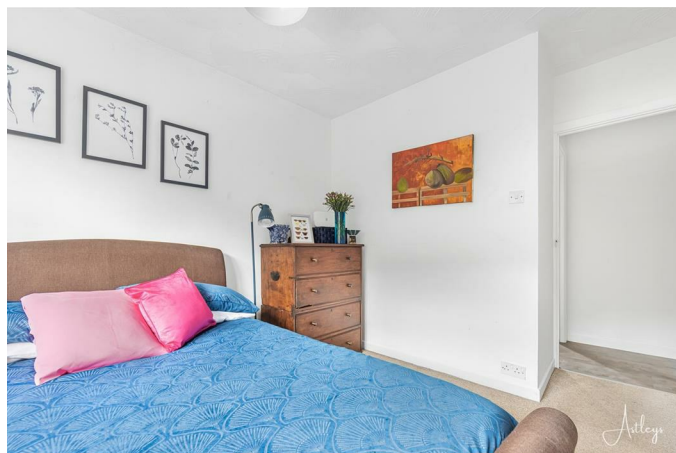
Bedroom 2 9'5 x 7'1 (2.87m x 2.16m)



Coving, window to back and radiator.

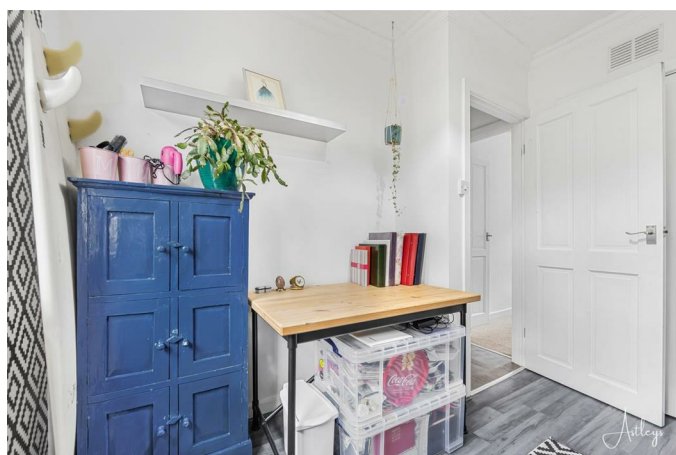


Bedroom 3 10'9 x 8'9 (3.28m x 2.67m)



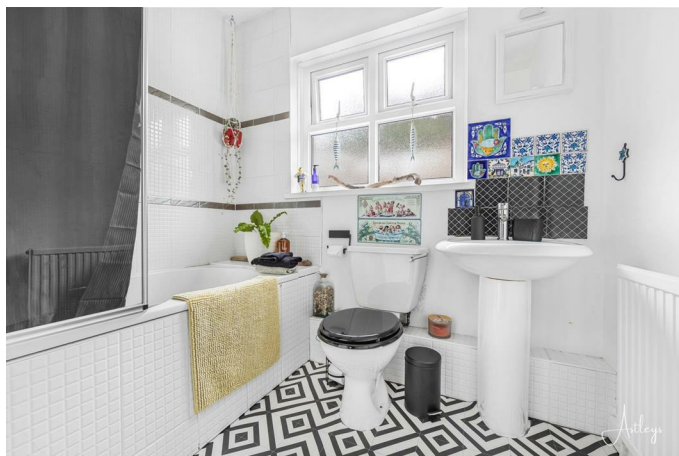
Built in storage cupboard, window to front and radiator.

Bedroom 4 7'4 x 9'5 (2.24m x 2.87m)

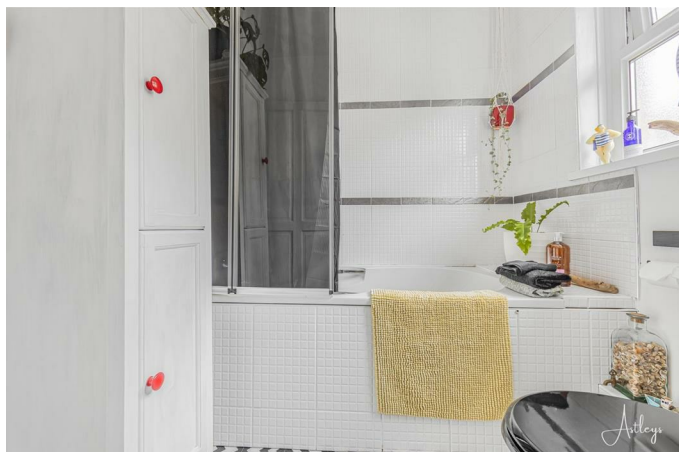


Storage cupboard housing 2 year old boiler, airing cupboard, laminate flooring, window to back and radiator.

Bathroom 7'5 x 6'3 (2.26m x 1.91m)



Lino, pedestal w/c, sink with mixer tap, panelled bath with shower over, radiator and window to back.



Garden



Garage and space for two cars, built in BBQ, tiered garden and side access.



Drone



1 Mbps
Superfast
47 Mbps

Satellite / Fibre TV Availability
BT
Sky
Virgin

Agents note
NO ONWARD CHAIN.

Drone

Drone



Drone

AGENTS NOTE

Council Band D £2281 per annum

AGENTS NOTE

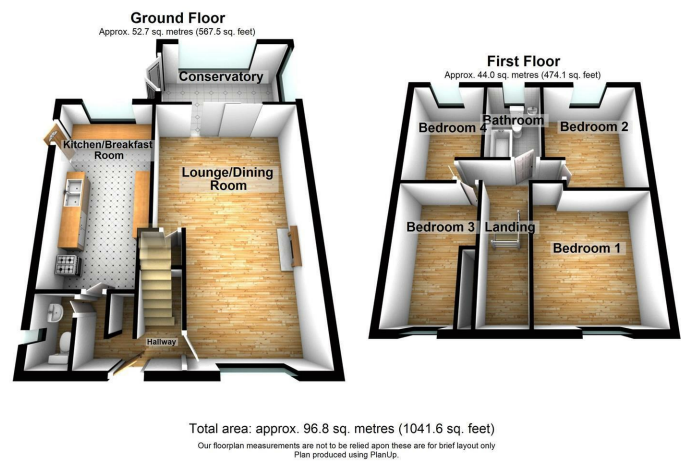
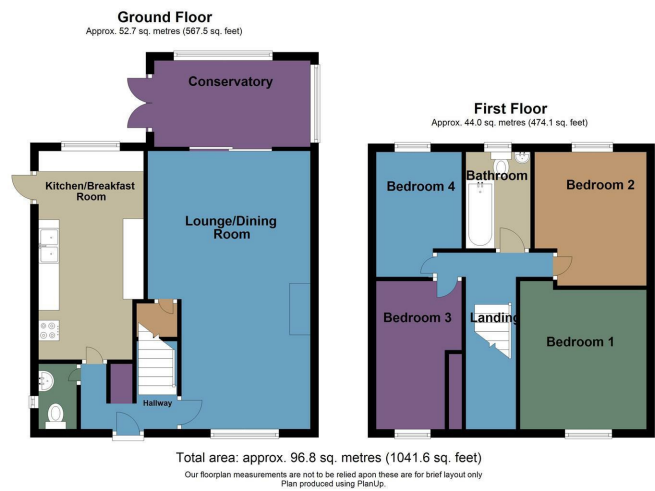
Plot size
0.08 acres

Mobile coverage

EE
Vodafone
Three
O2

Broadband
Basic

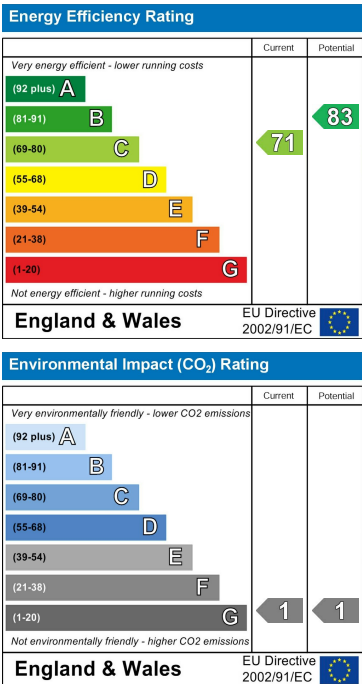
Floor Plan



Area Map



Energy Efficiency Graph



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