



## Station Road offers over £290,000

- Immaculately Refurbished Throughout
- Natural Running WaterFall in the Garden!
- Views Over River Afan, Forestry and Railway Stone Ruins
- Along the Richard Burton Trail
- Exceptionally Unique Property of Character
- Quiet Location Close To The Aqueduct
- EPC Rating: D



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## About the property

A beautifully modernised and immaculately presented, ideal family home nestled along the Richard Burton Trail in the heart of Afan Valley, Pontrhydyfen! Now available for sale with no on going chain, offering excellent links to the M4 corridor for commuters, Port Talbot / Neath Town Centres and renowned Schools! Excellent for families hoping to reconnect with Nature with popular walking and cycling routes literally on your door step! Parking is available with ample space to the front of the home, entrance is into a spacious hallway with stairs to the landing. The double fronted home splits with a sizable lounge to the right and modern fitted kitchen / diner to the left. Fitted with wall and base units alongside a range of integrated appliances and double doors out to the garden! To the rear is a 'shade room', reading area with store cupboards and bi-folding doors and the family bathroom comprising of a four piece suite. The first floor houses all three double bedrooms were the largest boasts fitted wardrobes and both other rooms have en-suite shower rooms! Externally is truly where this property shines, offering a low maintenance garden backing onto a maintained cliff face with a natural waterfall running down! A high terrace laid with artificial grass can be used to appreciate the views to the front & there is potential in the courtyard to convert to a driveway! A generous outbuilding backs onto the home, perfect for bike storage and utilities!

## Accommodation

### Entrance Hall

### Lounge

14' 8" x 10' 1" ( 4.47m x 3.07m )

### Kitchen/Diner

14' 8" x 9' 9" ( 4.47m x 2.97m )

### 'Shade' Room

10' 4" x 4' 7" ( 3.15m x 1.40m )

### Bathroom





## Landing

## Bedroom One

12' 6" Plus Wardrobes x 10' ( 3.81m Plus Wardrobes x 3.05m )

## Bedroom Two

11' 3" x 10' 4" ( 3.43m x 3.15m )

## En Suite

## Bedroom Three

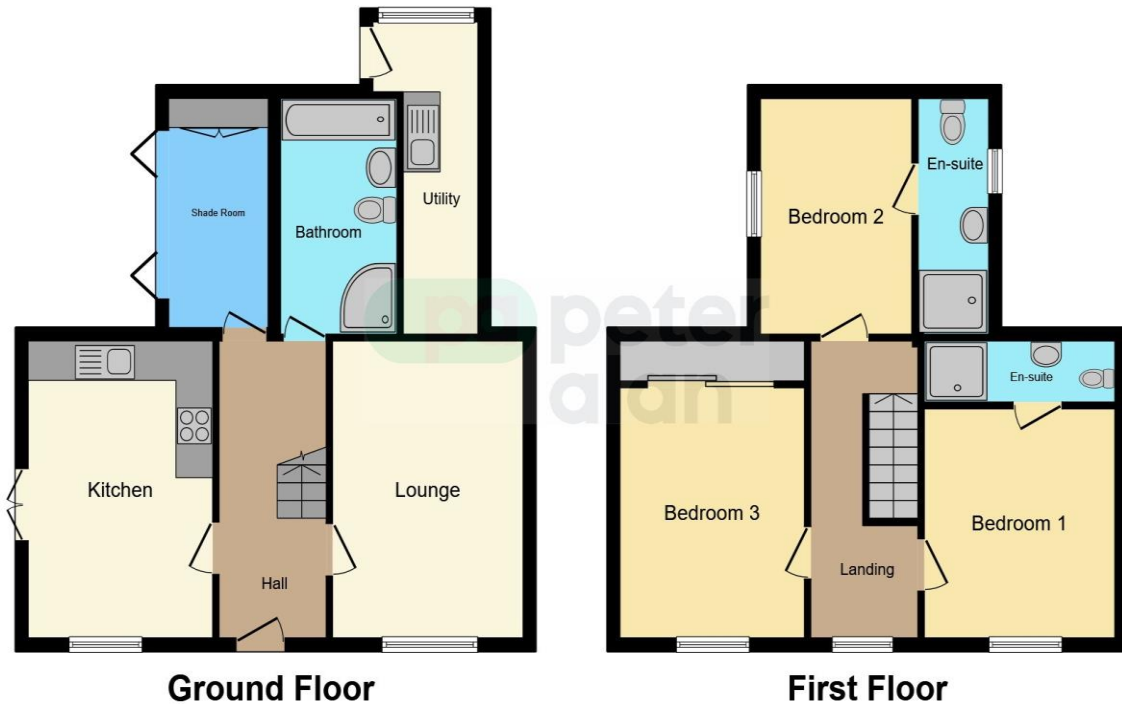
12' 2" x 8' 1" ( 3.71m x 2.46m )

## En-Suite

## Shed / Utility Room

## Gardens

## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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