



High Street, Abergwynfi, Port Talbot, Neath
Port Talbot. SA13 3YW

Offers Over £85,000



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We are please to present to the market this three bedroom semi detached house with accommodation set over THREE FLOORS in a SEMI RURAL LOCATION. Ideal for families or INVESTMENT property within close proximity to the MOUNTAIN BIKING CENTRE. Property is in need of updating. No ongoing chain.

Offers Over £85,000

- Three bedroom semi detached house
- Beautiful views
- Attic room
- Ideal investment property
- No ongoing chain



DESCRIPTION

We are please to present to the market this three bedroom semi detached house with accommodation set over THREE FLOORS in a SEMI RURAL LOCATION. Ideal for families or INVESTMENT property within close proximity to the MOUNTAIN BIKING CENTRE. No ongoing chain.

ENTRANCE

Accessed via dark wood effect PVCu front door leading into:

FIRST FLOOR HALLWAY

Artexed ceiling. Papered walls. Dado rail. Radiator. Laminate flooring. Staircase leading to lower ground floor. Door into:

LIVING ROOM (22' 10" x 10' 9") or (6.95m x 3.28m)

Artexed and coved ceiling. Papered walls. Two PVCu double glazed windows one to front and one to the rear. Two radiators. Wooden fire surround with gas fire. Laminate flooring. Door into:

FIRST FLOOR LANDING

Rear facing PVCu double glazed window. Staircase down to ground floor accommodation.

GROUND FLOOR KITCHEN (14' 0" x 13' 4") or (4.27m x 4.07m)

Artexed ceiling. Skimmed walls. Kitchen is fitted with wall and base units. Tiles to splash back areas. Radiator. Free standing cooker and washing machine to remain. Rear facing PVCu double glazed window. PVCu door to rear garden. Vinyl floor covering. Under stairs storage. Door into:

GROUND FLOOR HALLWAY

Front facing PVCu double glazed window. Door into w.c. with cupboard housing Worcester combination boiler and radiator. Door into:

GROUND FLOOR SHOWER ROOM

Skimmed ceiling. Respatex walls. Room is fitted with a three piece suite comprising walk-in shower, w.c. wash hand basin. Vinyl floor covering.

SECOND FLOOR LANDING

Accessed via staircase with fitted carpet. Rear facing PVCu double glazed window. Radiator. Staircase leading to attic room. Doors leading off.

BEDROOM 1 (12' 5" x 8' 5") or (3.78m x 2.57m)

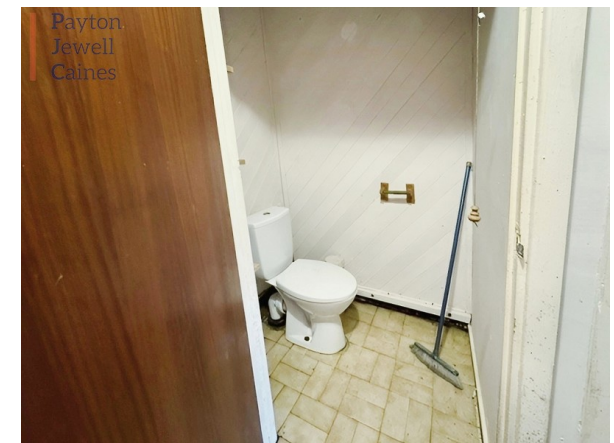
Artexed ceiling. Papered walls. Front facing PVCu double glazed window. Radiator. Fitted carpet.

BEDROOM 2 (9' 7" x 7' 11") or (2.93m x 2.41m)

Artexed and coved ceiling. Part Emulsioned part papered walls. Rear facing PVCu double glazed window. Radiator. Fitted carpet.

BEDROOM 3 (9' 6" x 6' 5") or (2.89m x 1.96m)

Artexed and coved ceiling. Front facing PVCu double glazed window. Radiator. Fitted carpet.



ATTIC ROOM


Access via staircase from landing. Attic room is in need for renovation.

OUTSIDE

To the rear the garden there is a detached garage with rear lane access.



EPC

| Energy Efficiency Rating | | |
|---|----------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC |  |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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