

**Efail Fach
Pontrhydyfen
Port Talbot
Neath Port Talbot.**

Price **£220,000**



- Detached Bungalow
- Three Bedrooms
- Two Reception Rooms
- Front and Rear Gardens
- Driveway and Garage
- Viewing Recommended

General Description

We are pleased to offer for sale this deceptively spacious detached bungalow situated in this popular semi rural location close to local amenities and a short drive away from Port Talbot Town Centre and the M4 corridor. The property benefits from having gas central heating, double glazing, gardens to the front and rear and a driveway for 3 cars leading to a detached Garage. Viewing recommended. Council Tax Band D.



EPC Rating: B87

Efail Fach, Pontrhydyfen, Port Talbot, Neath Port Talbot.

Property Description

Detached Bungalow situated in popular location with the accommodation comprising of entrance porch, lounge, dining room, kitchen, inner hallway, three bedrooms and bathroom. Externally there are front and rear gardens, driveway with parking for 3 cars and garage. Council Tax Band D.

Entrance

Double glazed entrance door into:-

Porch

Coved and textured ceiling, radiator, double doors into:-

Lounge (13' 08" Max x 12' 05" Max) or (4.17m Max x 3.78m Max)

Double glazed bay window to the front, double glazed window to the side, feature fireplace incorporating living flame gas fire, coved and texture ceiling, two radiators, open to:-

Dining Room (14' 03" Max x 9' 06" Max) or (4.34m Max x 2.90m Max)

Double glazed windows to the side and rear, storage cupboard incorporating gas central heating boiler, laminate flooring, coved ceiling, radiator.

Kitchen (10' 09" Max x 8' 04" Max) or (3.28m Max x 2.54m Max)

Double glazed window to the side and the rear, double glazed door to the side, fitted with a range of wall and base units with worktops over, Belfast sink, electric oven and four ring gas hob with stainless steel extractor chimney over, plumbing for washing machine, space for fridge freezer, part tiled walls, tiled flooring, spotlights to coved ceiling, radiator.

Inner Hallway

Storage cupboard incorporating shelving, coved ceiling, radiator.

Bedroom 1 (12' 06" Max x 9' 08" Max) or (3.81m Max x 2.95m Max)

Double glazed bay window to the front, fitted with a range of wardrobes with over bed storage, coved and textured ceiling, radiator.

Bedroom 2 (11' 06" Max x 9' 08" Max) or (3.51m Max x 2.95m Max)

Double glazed window to rear, coved and textured ceiling, radiator.

Bedroom 3

Double glazed window to the front, fitted with wardrobe and over bed storage, coved and textured ceiling, radiator.

Bathroom (9' 08" Max x 7' 05" Max) or (2.95m Max x 2.26m Max)

Double glazed obscure window to the rear, fitted with corner bath with overhead shower, wash hand basin set in vanity unit and low level WC, fully tiled walls, textured ceiling, access to loft, two wall lights, radiator.

EXTERNALLY

Enclosed front garden laid to lawn and bordered by various trees, plants and shrubs, driveway to side with parking for three cars, pedestrian gated access to both sides of the property leading to enclosed rear garden laid to patio with steps leading up to further area planted with various mature trees, storage shed, pedestrian door access to garage.

Garage

With up and over door working lights and electrics.

Solar Panels

There are solar panels on the roof which currently pay out approximately £2000 p.a.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

D



Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial. If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.