

**Heol Y Castell
Duffryn Rhondda
Port Talbot
Neath Port Talbot.**

Price **£395,000**



- DETACHED BUNGALOW
- THREE BEDROOMS
- THREE RECEPTION ROOMS
- CONSERVATORY
- GARDENS & DOUBLE GARAGE
- OUTDOOR SWIMMING POOL
- OUTSTANDING COUNTRYSIDE VIEWS
- VIEWING IS HIGHLY RECOMMENDED

General Description

We are pleased to offer for sale this spacious detached bungalow situated close to the Afan Forest Park with mountain biking, hiking and hill walking trails and the Afan Lodge bar and restaurant. Port Talbot Town Centre is a short drive away with all its amenities and the Port Talbot Transport Hub with easy access to the M4 Motorway. Viewing is highly recommended to fully appreciate this property. Council Tax Band E.



EPC Rating: C69

Heol Y Castell , Duffryn Rhondda, Port Talbot, Neath Port Talbot.

Property Description

We have pleasure in offering for sale this Detached bungalow with outside swimming pool set in approximately a 1/3 of an acre and is situated in a beautiful location with outstanding panoramic views across the Afan Valley. The spacious accommodation comprises of entrance porch, hallway, lounge, study, conservatory, dining room, kitchen, three double bedrooms and good size bathroom. Externally the property offers good size grounds with patio areas, pool area and BBQ area. There is a double garage with electric door, lights and electrics. This bungalow is mobility friendly.

Porch

Fitted carpet, textured ceiling, radiator and alcove containing clothes rail and alarm. Door leading to:

Lounge (16' 10" x 13' 11") or (5.13m x 4.24m)

Coved and textured ceiling, fitted carpet, wired smoke alarms and central room open chimney fireplace with log burner and wooden sleeper. Wall mounted radiator and double glazed window to the front.

Office (14' 04" x 7' 02") or (4.37m x 2.18m)

Radiator and double glazed patio sliding doors leading to:

Conservatory (24' 09" x 7' 01") or (7.54m x 2.16m)

Double glazed windows with brick wall surround, feature round wood frame window. Radiator and double glazed double doors leading to the garden.

Dining Room (14' 04" x 11' 03") or (4.37m x 3.43m)

Fitted carpet, radiator, coved and textured ceiling. Spotlights to ceiling and double glazed window to the rear with door to the side.

Kitchen (13' 01" x 8' 02") or (3.99m x 2.49m)

fitted with a range of base and wall units with complementary work surfaces incorporating one and half bowl sink unit, integrated dishwasher and plumbing for washing machine. Textured and coved ceiling, tiled walls, four ring gas hob with electric oven and glass chimney cooker hood. Wall mounted gas combi central heating boiler and double glazed window to the front with open aspect views.

Bedroom 1 (15' 03" x 12' 10") or (4.65m x 3.91m)

Radiator, fitted carpet and fitted wardrobes. Coved and textured ceiling. Papered feature wall, double glazed window to the front with open aspect views and circular double glazed window to the side.

Bedroom 2 (15' 01" x 10' 02") or (4.60m x 3.10m)

Coved and textured ceiling, double radiator and wall papered wall with wood panelling. Laminate floor and double glazed window to the rear.

Bedroom 3 (10' 04" x 9' 11") or (3.15m x 3.02m)

Coved and textured ceiling, double radiator and fitted carpet. Double glazed window to the rear.

Bathroom/W.C. (11' 09" x 8' 11") or (3.58m x 2.72m)

Comprising panelled bath, pedestal wash hand basin and low level W.C. Shower cubicle and double glazed window.

Outside

Wraparound front garden with block and brick boundary wall. Pathway leading to wooden balustrade decking section. Side garden entered via wooden gate comprising of paved footpath leading to the property, swimming pool and minimal steps leading to the rear access of the garage. Additional lawned area contained by newly erected fencing, sun terrace and patio sitting area with built in BBQ contained by a block built wall.

Garage

Double garage with ceiling strip lighting.

Swimming Pool

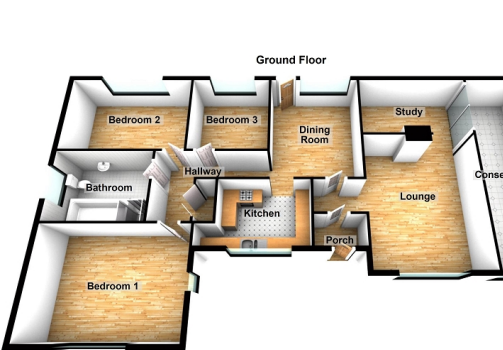
Heated swimming pool 12ft width by 24ft length by 4ft deep. Heater is three years old, solar panels installed to help with the running costs of the heater.

Tenure

Not Specified

Council Tax

E



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.