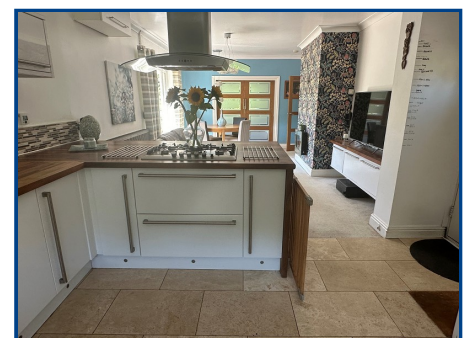
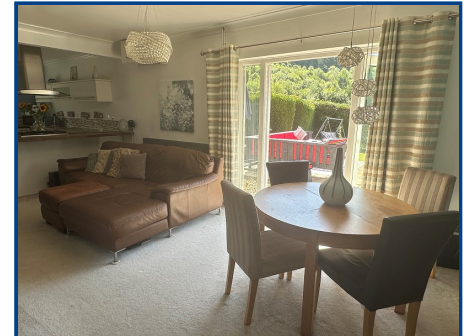


**Efail Fach  
Pontrhydyfen  
Port Talbot  
Neath Port Talbot.**

Price **£365,000**



- DETACHED BUNGALOW
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- BATHROOM AND ENSUITE
- FRONT SIDE AND REAR GARDENS
- GARAGE AND OFF ROAD PARKING
- VIEWING IS HIGHLY RECOMMENDED



**General Description**

Very well presented and spacious four bedroom detached bungalow situated in this very pleasant semi rural village location close to the bus routes into Neath and Port Talbot Town Centres, local eateries, shop and Primary and Comprehensive Schools are a short drive away. The Afan Forest Park is also within a few miles of the bungalow. The property has easy access to the M4 Motorway. Internal viewing is highly recommended. Council Tax Band D.

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

## Property Description

We are pleased to offer for sale this very well presented four bedroom detached bungalow situated on a good size plot with the accommodation comprising of porch, hallway, lounge/dining room, fitted kitchen, sitting room, four bedrooms, ensuite and family bathroom/W.C. The property benefits from having gas central heating, double glazing and good size gardens to the front, side and rear together with off road parking and garage. Internal viewing is highly recommended.

## Porch

Entered via double glazed front door with door into:

## Hall

Spotlights and coving to ceiling. Radiator, parquet flooring and door into:

## Lounge/Dining Room (17' 07" Max x 12' 0" Max) or (5.36m Max x 3.66m Max)

Coved ceiling, radiator and double glazed French doors to the side. Open to:

## Kitchen (14' 0" Max x 12' 0" Max) or (4.27m Max x 3.66m Max)

Fitted with a range of base, drawer and wall units with work tops over incorporating stainless steel one and half bowl sink and drainer. Five ring gas hob with stainless steel chimney over, electric eye level double oven and grill. Integrated dishwasher and fridge/freezer. Part tiled walls, plinth spotlights, tiled flooring and wall mounted gas central heating boiler. Spotlights and coving to ceiling. Double glazed window to the rear and stable door to the side.

## Sitting Room (12' 0" x 10' 0" ) or (3.66m x 3.05m)

Coving and spotlights to ceiling, radiator and double glazed window to the front.

## Bedroom 1 (13' 06" x 12' 0" ) or (4.11m x 3.66m)

Coved ceiling, radiator and double glazed window to the front.

## Inner Hall

Radiator, spotlights to ceiling and airing cupboard.

## Bedroom 2 (10' 08" x 9' 01" ) or (3.25m x 2.77m)

Coved ceiling, radiator and double glazed window to the rear.

## Bedroom 3

Walk in wardrobe, coved and spotlights to ceiling. Radiator, access to loft and double glazed patio doors to the rear.

## En Suite

Comprising wash hand basin and low level W.C. Part tiled walls, tiled floor and wall mounted stainless steel heated towel rail.

## Bedroom 4 (12' 01" Max x 12' 02" Max) or (3.68m Max x 3.71m Max)

Fitted wardrobes with sliding doors across one wall, coved ceiling and radiator. Double glazed patio doors to the front.

## Bathroom/W.C.

Comprising bath, walk in shower with glass screen and overhead shower, wash hand basin and low level W.C. Part tiled walls, tiled floor and spotlights to ceiling. Wall mounted stainless steel heated towel rail and double glazed window to the rear.

## Outside

The bungalow is situated on a good size plot with gardens to the front, side and rear mainly laid to lawn, and bordered by various trees and hedging. There are various seating areas with outstanding mountain views there is pedestrian access to the side of the property leading to Garage and driveway with parking for several vehicles with access from the main road via a lane.

## Broadband & Mobile Signal

Broadband is available in the vicinity and the mobile phone signal in the area is deemed to be good.

## Tenure

Not Specified

## 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](mailto:surveys@ctf-uk.com).