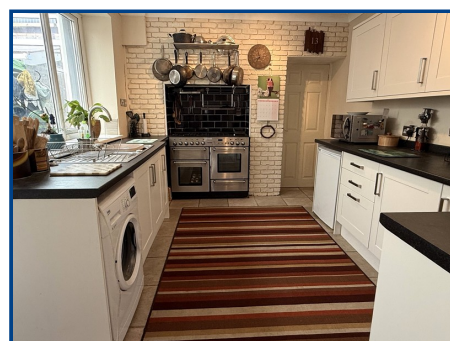


**Twynpandy
Pontrhydyfen
Port Talbot
Neath Port Talbot.**

Price £169,950



- END TERRACE PROPERTY
- THREE BEDROOMS
- GROUND FLOOR BATHROOM
- GOOD SIZE GARDENS
- OFF ROAD PARKING & GARAGE
- OUTSTANDING VIEWS FROM THE GARDENS
- VIEWING IS HIGHLY RECOMMENDED



General Description

We are pleased to offer for sale this well presented three bedroom end terrace property with tiered rear garden with garage and further good size garden across the lane with parking for several vehicles with outstanding views over the valley. The property is situated between the Towns of Neath and Port Talbot where there are various shops, schools, cafes and bars. The Aberavon Beach is a short drive away with cafes, ice cream parlours, leisure complex and a cinema. Council Tax Band B.

EPC Rating: D67

Twynpandy, Pontrhydyfen, Port Talbot, Neath Port Talbot.

Property Description

Offered for sale is this well maintained end terrace property with the accommodation comprising of hallway, lounge/dining room, fitted kitchen, lean to conservatory and bathroom with separate W.C. to the ground floor and three bedrooms to the first floor. The property benefits from having gas central heating, double glazing, good size gardens and off road parking and a garage to the rear. Viewing is recommended.

Hall

Stairs to the first floor, textured ceiling, radiator and smoke alarm. Door into:

Lounge (13' 07" x 13' 0") or (4.14m x 3.96m)

Feature fireplace incorporating wood burning stove, understairs storage cupboard and coved ceiling. Two radiators, double glazed window to the rear and open into:

Dining Room (12' 04" x 9' 0") or (3.76m x 2.74m)

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

Kitchen (11' 08" x 9' 07") or (3.56m x 2.92m)

Fitted with a range of wall, drawer and base units with worktops over incorporating stainless steel one and half bowl sink and drainer. Space for a range cooker, plumbing for washing machine and tiled flooring. Coved ceiling, access to loft, radiator and double glazed window to the side.

Inner Hall

Tiled flooring.

Bathroom (6' 09" x 6' 05") or (2.06m x 1.96m)

Comprising panelled bath with overhead shower and side screen and wash hand basin. Storage cupboard incorporating gas central heating boiler, tiled walls and tiled flooring. Wall mounted stainless steel heated towel rail and double glazed obscure window to the rear.

W.C.

With low level W.C. Tiled walls and flooring. Radiator and double glazed obscure window to the rear.

Lean-To Conservatory (10' 05" x 5' 03") or (3.18m x 1.60m)

Polycarb roof, tiled floor, radiator, double glazed windows to the side and rear and double glazed door to the side.

First Floor Landing

Radiator and double glazed window to the rear.

Bedroom 1 (13' 09" x 8' 06") or (4.19m x 2.59m)

Fitted with a range of wardrobes, drawer units and overbed storage. Textured ceiling, radiator and double glazed window to the front.

Bedroom 2 (10' 05" x 9' 01") or (3.18m x 2.77m)

Fitted with a range of wardrobes, drawers and overbed storage. Textured ceiling, radiator and double glazed window to the rear.

Bedroom 3 (10' 08" x 7' 0") or (3.25m x 2.13m)

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

Outside

Front forecourt laid to gravel and astro turf with gated access to the side leading to an enclosed tiered garden with numerous sheds with lights and electric. Brick pavia seated areas and outside tap. Door to the rear lane and Garage with up and over door with working lights and electric. Across the lane there is parking for several vehicles and steps leading up to a good size enclosed garden laid mainly to lawn, planted with many mature trees, shrubs and flowers there is an elevated decked area with summer house. Outstanding views over the valley.

Services

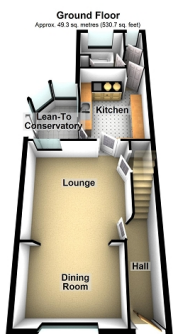
Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

B



Total area: approx. 55.2 sq. metres (594.4 sq. feet)



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.