

**Prossers Terrace  
Cymmer  
Port Talbot  
Neath Port Talbot.**

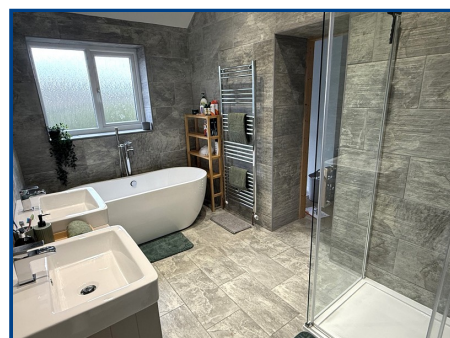
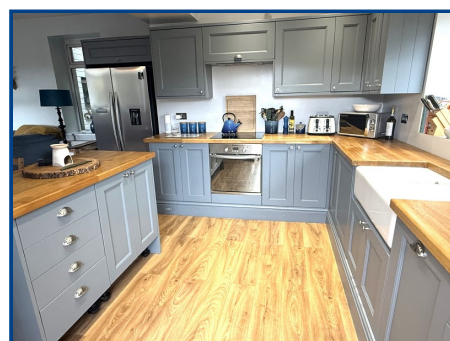
**Price £129,995**



- END TERRACE PROPERTY
- TWO BEDROOMS
- OPEN PLAN LIVING AREA
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- SIDE & REAR GARDEN

**General Description**

Offered for sale is this well presented two bedroom end terrace property situated in the village of Cymmer which benefits from having a Leisure Centre, Schools and good transport links into the Port Talbot Town Centre. The Afan Forest Park is near by with its various biking and walking trails. Council Tax band A.



## Property Description

We are pleased to offer for sale this two bedroom end terrace property with the accommodation comprising of open plan living area, lounge/kitchen/dining area and utility room to the ground floor with two bedrooms and bathroom/W.C. to the first floor. The property benefits from having gas central heating, double glazing and garden to the rear.

## Open Plan Living Area

Via double glazed entrance door with feature fireplace with wood burning stove and double glazed windows to the front, side and rear.

## Lounge/Kitchen/Dining Room (26' 09" x 16' 06" ) or (8.15m x 5.03m)

Fitted with a range of wall, drawer and base units with complementary work surfaces over incorporating double Belfast sink with mixer tap, integrated dishwasher, electric oven with four ring ceramic hob and extractor fan over. Space for American style fridge freezer, spotlights to ceiling, laminate floor and two radiators. Stairs to the first floor.

## Utility Room

Wall mounted gas central heating, tiled floor, plumbing for washing machine and space for tumbler dryer. Double glazed window to the side.

## First Floor Landing

Double glazed window to the front.

## Bedroom 1 (14' 03" x 9' 08" ) or (4.34m x 2.95m)

Radiator and two double glazed windows to the front.

## Bedroom 2 (18' 03" x 6' 03" ) or (5.56m x 1.91m)

Radiator and two double glazed windows to the rear.

## Bathroom/W.C. (11' 08" x 6' 05" ) or (3.56m x 1.96m)

Comprising freestanding bath, two wash hand basins set in a vanity units, double shower with glass screens and sliding door. Tiled walls and flooring. Spotlights to ceiling, extractor fan, wall mounted stainless steel heated towel rail. Obscure double glazed windows to the front and rear.

## Outside

Enclosed yard to the side with views overlooking open countryside. Tiered rear garden which is currently overgrown.

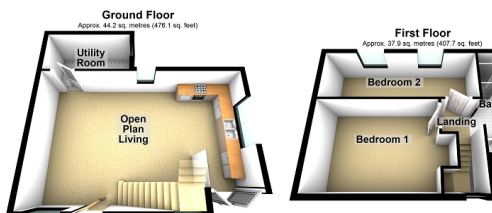
## Services

## Tenure

Freehold

## Council Tax

A



Total area: approx. 82.1 sq. metres (883.7 sq. feet)



## Important notice

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## 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).