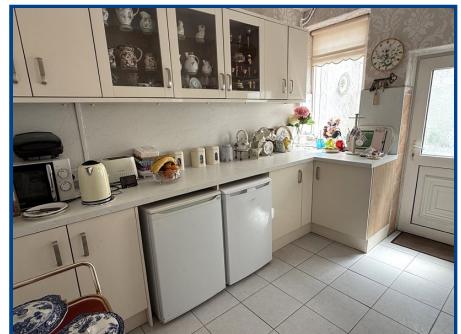


**Station Road  
Cymmer  
Port Talbot  
Neath Port Talbot.**

Price **£185,000**



- SPACIOUS DETACHED PROPERTY
- THREE BEDROOMS
- THREE RECEPTION ROOMS
- KITCHEN & UTILITY ROOM
- GARDENS & GARAGE
- OUTSTANDING COUNTRYSIDE VIEWS
- VIEWING IS RECOMMENDED



## General Description

We are pleased to offer for sale this three bedroom detached property situated in the semi rural village of Cymmer which has local amenities including a local shop and Swimming Pool. The Port Talbot Town Centre is around a twenty minute drive away with its various shops and eateries, also a short drive from the Port Talbot Town is the Aberavon Beach Front. Outstanding countryside views. Council Tax Band C

## Property Description

Offered for sale is this three bedroom detached property with the accommodation comprising of entrance hall, three reception rooms, kitchen, lean-to and utility area to the ground floor with three bedrooms and bathroom/W.C. to the first floor. The property benefits from having gas central heating, double glazing, gardens to the front and rear together with garage. Viewing is recommended,

## Porch

Coved ceiling, part tiled walls and tiled floor. Door leading into:

## Hall

Coved ceiling, original tiled floor and stairs to the first floor. Radiator, understairs storage and small window to the rear.

## Reception Room 1. (10' 5" x 11' 0") or (3.18m x 3.35m)

Two recess alcoves and double glazed bay window to the front. Coved ceiling, picture rail, radiator and feature fire surround housing gas fire.

## Reception Room 2. (10' 09" x 10' 09") or (3.28m x 3.28m)

Textured and coved ceiling, picture rail and radiator. Wooden fire surround housing gas fire and double glazed bay window to the front.

## Dining Room (11' 2" x 10' 8") or (3.40m x 3.25m)

Textured ceiling, picture rail and storage cupboard. Wooden feature fire surround with gas fire and double glazed patio doors leading into lean-to.

## Kitchen (10' 8" x 6' 7") or (3.25m x 2.01m)

Fitted with a range of base and wall units with work surfaces over, space for fridge freezer and table and chairs. Glass window overlooking the lean to, coved ceiling, tiled and pvc panelled walls. Tiled flooring, double glazed door leading out to the lean-to.

## Lean To (15' 01" x 4' 11") or (4.60m x 1.50m)

Poly carbonate roof, pvc panelled walls and tiled floor. Base unit with stainless steel sink and drainer, space for

washing machine and cooker. Radiator and door leading to lean-to.

## Utility Room (17' 01" x 4' 11" ) or (5.21m x 1.50m)

Poly carbonate roof, tiled floor and double glazed door to the rear garden.

## First Floor Landing

Feature stained glass window.

## Bedroom 1 (15' 01" x 10' 05" ) or (4.60m x 3.18m)

Picture rail, two double glazed windows to the front and radiator.

## Bedroom 2 (11' 01" x 11' 01" ) or (3.38m x 3.38m)

Textured ceiling with loft access. Wall mounted gas combination boiler and double glazed window to the rear.

## Bedroom 3 (10' 09" x 10' 05" ) or (3.28m x 3.18m)

Radiator, picture rail and double glazed window to the front.

## Bathroom/W.C. (11' 09" x 6' 10" ) or (3.58m x 2.08m)

Comprising shower cubicle, wash hand basin set in a vanity unit and low level W.C. Textured ceiling, tiled walls and vinyl floor. Radiator, towel rail radiator and double glazed obscure window to the rear.

## Outside

Front garden with steps leading to front door, wrought iron gate and railings. Garden laid to patio slabs and original tiled outer porch. Enclosed rear garden with steps leading to gravelled area and two patio areas further steps leading to garage. Pedestrian gated access to rear, storage shed.

## Services

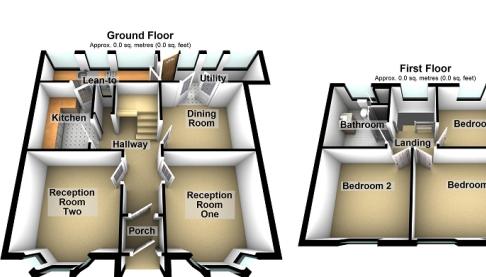
Mains electricity, mains water, mains gas, mains drainage

## Tenure

Freehold

## Council Tax

C



Total area: approx. 0.0 sq. metres (0.0 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](mailto:surveys@ctf-uk.com).

