

Payton  
Jewell  
Caines



5 Station Road, Cymmer - SA13 3HR  
Port Talbot

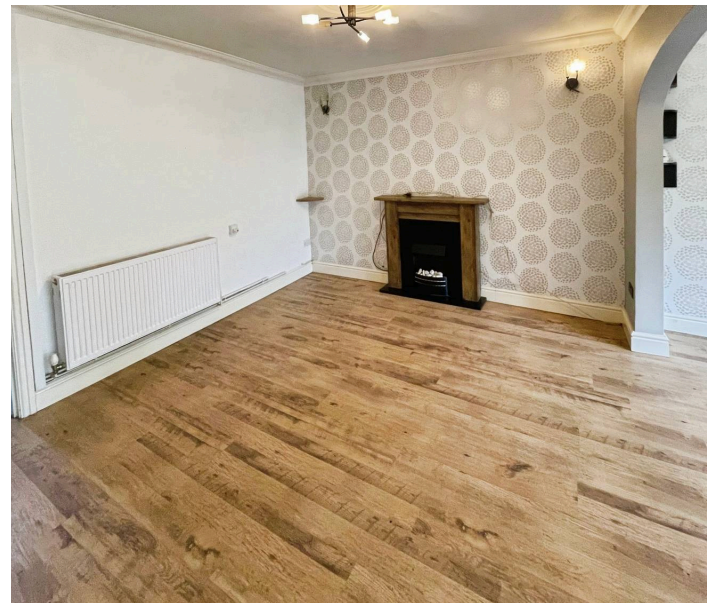
£110,000



## 5 Station Road

Cymmer, Port Talbot

We are pleased to present this well-proportioned three-bedroom mid-terrace property, situated in the popular village of Cymmer, offering attractive views across the Afan Valley. The accommodation briefly comprises an entrance hallway leading into a lounge, which flows through to a dining area—ideal for both everyday living. The fitted kitchen comes complete with appliances, and there is the added benefit of a convenient utility room with WC. To the first floor, the property offers three bedrooms along with a family bathroom. An occasional attic room provides useful additional space, suitable for a variety of uses such as a bedroom (subject to any necessary consents). Externally, the property benefits from an enclosed rear garden featuring secure fencing and gated rear access. This home is ideally suited to first-time buyers or investors, offering a great opportunity to acquire a property in a location with scenic surroundings.



- 3 Bed Mid Terrace
- Dining Area
- Utility/WC
- Kitchen
- Lounge
- Occasional Attic Room
- Enclosed Rear Garden



### **Entrance**

Via PVCu double glazed opaque door leading into the entrance hall finished with coved ceiling, emulsioned walls, radiator, meter cupboard and laminate flooring. Arch leading to the lounge/diner.

### **Lounge**

2.72m x 3.53m (8' 11" x 11' 7") Measurement excluding the bay. L shaped. Coved ceiling, double glazed bay window overlooking the front of the property, emulsioned walls with papered feature wall, two radiators and laminate flooring. Arch leading through to the dining area.

### **Dining Area**

3.44m x 3.87m (11' 3" x 12' 8") Stairs leading to the first floor. Under stair storage cupboard, radiator, two wall lights, emulsioned walls with one feature painted wall and laminate flooring. feature fireplace with wooden surround, electric fire, marble hearth and back plate. Door leading to kitchen.

### **Kitchen**

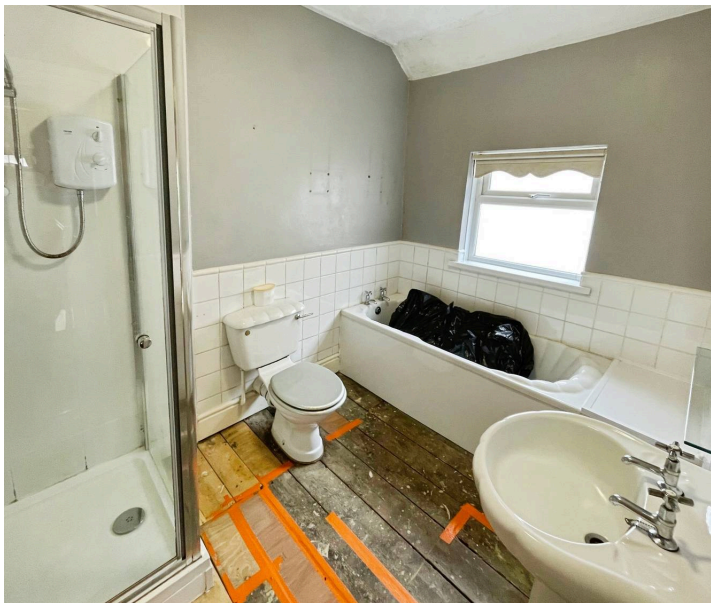
2.34m x 4.83m (7' 8" x 15' 10") PVCu double glazed opaque door and window leading to the rear, tiling to splash back areas and tiled flooring, A range of wall and base units with complementary work surfaces. One and a half stainless steel sink with mixer tap. Integrated gas hob and electric oven. Built in microwave. Glass shelving. Opening leading to utility/ WC.

### **Utility/WC**

1.19m x 2.01m (3' 11" x 6' 7") Respatex walls, double glazed window overlooking the side of the property and access to loft, . Two piece suite comprising low level WC and wash hand basin set with mixer tap set on vanity unit.

### **First Floor Landing**

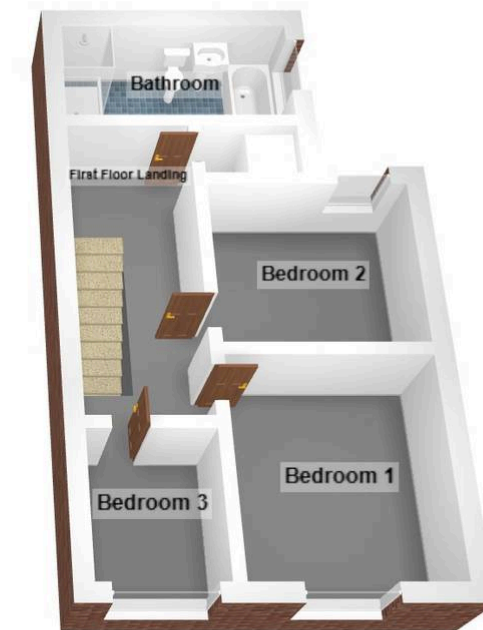
Via stairs. Access to loft with ladder, boarded, radiator and sky light, currently used a a bedroom.. Storage cupboard housing wall mounted combination boiler and loft hatch.



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