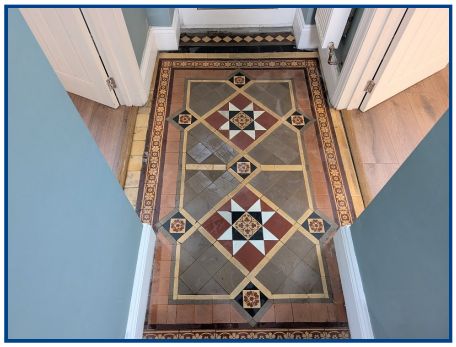
Penywern Road
Ystalyfera
Neath Port Talbot.

Offers Over **£210,000**











- Semi rural location with views
- Utility room & ground floor cloakroom
- Air source heat pump & inset solar panels
- Recently renovated in 2025
- Good size family kitchen with sky light
- Good size rear garden & views
- New roof fitted approx 2025

General Description

EPC Rating: E51

Semi rural location with views of the Darren Mountain. Conveniently located for local amenities, schools, and transport links, this home strikes a balance between character, practicality, and sustainability.
Viewing is recommended to fully appreciate the potential and features on offer.

Penywern Road, Ystalyfera, Neath Port Talbot.

Property Description
This charming three-bedroom home combines comfortable living with a touch of character, making it an appealing choice for a range of buyers.
The property retains some period features that add a sense of warmth and individuality, complemented by well-proportioned accommodation throughout. The interior offers a welcoming living space, a functional kitchen, and three bedrooms, providing flexibility for family life, guests, or a home office.
A key highlight is the home's energy-efficient upgrades. It benefits from an air source heat pump, offering a modern and environmentally friendly heating solution, while solar panels have been neatly inset into a recently installed new roof, helping to improve efficiency and reduce running costs.
Positioned with an elevated frontage, the property enjoys a pleasant outlook and a manageable garden area with scope for further enhancement. Conveniently located for local amenities, schools, and transport links, this home strikes a balance between character, practicality, and sustainability.
Viewing is recommended to fully appreciate the potential and features on offer.

Entrance Area
Entered via a double glazed door, decorative floor tiles stairs to first floor and doors to:

Living Room (18' 3" x 10' 1") or (5.56m x 3.08m)
Double glazed window to front, two double radiators and laminate flooring. Under stairs storage cupboard, open to:

Sitting Room/Dining Room (18' 2" x 9' 8") or (5.54m x 2.94m)
Original fire surround with decorative tiling and slate hearth. Double glazed window to front,two double radiators and laminate flooring.

Kitchen (14' 7" x 13' 0") or (4.45m x 3.95m)
Fitted with a range of wall and base units, double sink and drainer with tiles splash back. Plumbing for dishwasher and washing machine with worktops over. Ceramic hob, extractor over,double electric oven and space for fridge freezer. Double radiator, double glazed window to rear and sky light.

Utility Room (9' 5" x 8' 5") or (2.86m x 2.56m)
Plumbing for washing machine and double glazed window to side.

Cloak Room (5' 3" x 0' 3") or (1.60m x 0.08m)
Low level WC and double glazed window to rear.

Landing
Double glazed window to rear and double radiator. Access to storage loft, no ladder,light and not boarded.

Bedroom 1 (13' 6" x 8' 10") or (4.12m x 2.70m)
Two double glazed windows to front, double radiator and fitted carpet.

Bedroom 2 (10' 4" Max x 10' 3") or (3.16m Max x 3.13m)
Double glazed window to front, double radiator and fitted carpet.

Bedroom 3 (10' 4" Max x 8' 10") or (3.15m Max x 2.69m)
Double glazed window to rear, double radiator, fitted carpet and cupboard housing hot water tank.

Bathroom
Three piece suite comprising of a low level WC, pedestal wash hand basin with tiled splash back, panelled bath with glass shower screen and shower mixer tap. Double glazed window to rear and double radiator.

External
The property is situated in a slightly elevated position side steps leading to the front garden laid to lawn benefiting from views of the /Darren Mountains. Side

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 12 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.

Money Laundering Regulations

As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.