



## Underbridge, Pontrhydyfen

offers over £190,000

- Beautiful Scenic Village Location
- Characteristic Cottage With an Estimate 1800's Build Date
- Sizable Plot Stretching Across the front of the Neighbouring Properties
- Fully Refurbished in 2010 Including Re-Wire and Central Heating
- EPC Rating: E
- Council Tax Band: B





## About the property

Immaculately Presented, Deceptively Spacious and Oozing with Character! This Jaw Dropping Cottage is now available for sale with excellent links to popular walking and cycling routes through Afan Valley as well as the Aberavon Seafront AND Brecon Beacons National Park!

The home is approached via a quaint street adjacent to the Afan River with excellent views of Pontrhydyfen Aqueduct and suitable parking for multiple Vehicles! A gated forecourt leads through to the home, internally the property comprises of a lounge, an inner hallway and doors through to the family bathroom, fitted kitchen with skylights and a conservatory! Stone steps lead up to a first-floor landing with a sizable chimney breast, a w.c ad hand wash basin and both double bedrooms! To the rear is an enclosed wild garden with ample potential to be landscaped!

Internal viewings are highly recommended to truly appreciate this lovely home!





## Accommodation

### Forecourt Garden

#### Lounge

10' 9" x 13' 9" ( 3.28m x 4.19m )

#### Inner Hall

#### Bathroom

#### Kitchen Diner

12' 2" x 9' 8" ( 3.71m x 2.95m )

#### Conservatory

10' 6" x 11' 1" ( 3.20m x 3.38m )

#### Rear Garden

#### First Floor Landing

#### W.c.

#### Bedroom One

13' 4" Max x 8' 9" ( 4.06m Max x 2.67m )

#### Bedroom Two

10' 3" Max x 8' 9" Max ( 3.12m Max x 2.67m Max )

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## Floorplan



Total floor area 74.9 m<sup>2</sup> (806 sq.ft.) approx

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