

Payton  
Jewell  
Caines



4 Percy Road, Cynonville - SA13 3HL  
Port Talbot

£210,000



## 4 Percy Road

Cynonville, Port Talbot

Well presented traditional three bedroom semi detached house with lovely views over the Afan Valley. The property comprises entrance porch, entrance hall, open plan lounge/diner with electric fire, fitted kitchen, family bathroom, tiered front and rear gardens and parking space to the rear. Viewing recommended.

- Traditional 3 Bed Semi Detached House
- Open Plan Lounge/Diner
- Parking Space At Rear
- Extensive Views
- Front & Rear Gardens
- Leasehold





### **Entrance**

Via PVCu double glazed door with PVCu window to the front.

### **Entrance Hall**

PVCu window to the side, stairs leading to the first floor with under stairs storage cupboard, radiator, emulsioned walls and fitted carpet. Timber door leading to the lounge/diner.

### **Lounge/Diner**

3.90m x 8.89m (12' 10" x 29' 2") PVCu double glazed patio doors and windows to the front overlooking the extensive views of the Afan Valley. Emulsioned walls, coving, fitted carpet and two radiators. Feature electric fireplace with marble insert and hearth and wooden fire surround. Recess for storage and timber door leading into the kitchen.

### **Kitchen**

3.21m x 4.49m (10' 6" x 14' 9") max. PVCu double glazed windows overlooking the rear and side and PVCu opaque double glazed door leading out to the rear garden. Downlights, radiator, emulsioned walls with ceramic tiles to the splash backs and tiled flooring. A range of matching wall and base units with complementary roll edge work surfaces housing a one and half stainless steel sink with swan neck mixer tap. Plumbing for automatic washing machine and integrated electric hob and oven with cooker hood. Space for fridge/freezer.

### **Landing**

Via stairs with fitted carpet. Emulsioned walls, loft access, fitted carpet and storage cupboard. Doors leading off.



**Bedroom 1**

3.28m x 3.33m (10' 9" x 10' 11") PVCu double glazed window overlooking the front, radiator, emulsioned walls and fitted carpet.

**Bedroom 2**

3.24m x 3.33m (10' 8" x 10' 11") max. PVCu double glazed window overlooking the rear, radiator, emulsioned walls and fitted carpet.

**Bedroom 3**

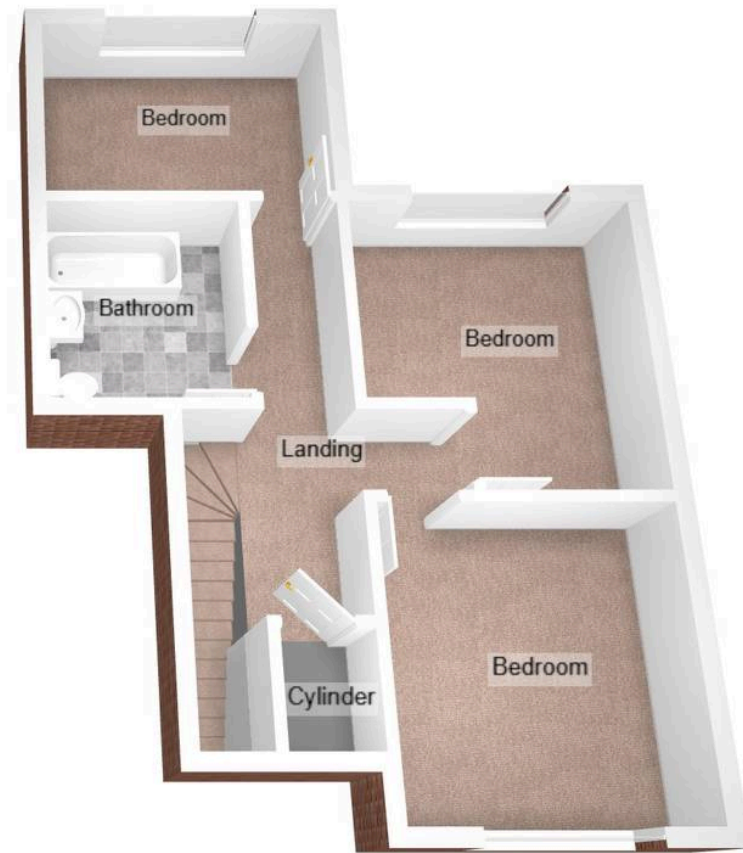
1.80m x 3.22m (5' 11" x 10' 7") PVCu double glazed window overlooking the rear, radiator, emulsioned walls and fitted carpet.

**Bathroom**

Three piece suite comprising bath with mixer tap and overhead electric shower with glass screen, low level WC and wash hand basin with mixer tap set within a vanity unit. Wall mounted chrome heated towel rail, ceramic tiled walls, coving, downlights, tiled flooring and PVCu double glazed opaque window to the side of the property.







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