



Commercial Street, Abergwynfi, Port  
Talbot, Neath Port Talbot. SA13 3YH

£65,000



## Commercial Street, Abergwynfi, Port Talbot, Neath Port Talbot. SA13 3YH

SEMI RURAL LOCATION Traditional mid terrace which would be an ideal FIRST TIME PURCHASE or INVESTMENT. Benefiting from MODERN kitchen, UPSTAIRS BATHROOM and TWO RECEPTIONS. Enclosed REAR GARDEN with LANE ACCESS.

£65,000 - Freehold

- Three bedroom mid terrace
- Two reception rooms
- Modern fitted kitchen. EPC - D
- Bath with over head shower
- Built-in wardrobes to bedroom two
- Enclosed rear garden with lane access



## DESCRIPTION

This traditional semi detached is situated in the semi rural village of Abergwynfi located in the Afan Valley. Briefly comprising entrance hall, lounge with separate dining room and kitchen. To the first floor there are three bedrooms and a family bathroom. The rear garden is accessed from the kitchen, steps lead up to a lawned area with a gate at the rear leading out on to the lane behind.

### ENTRANCE HALLWAY

Via frosted glass PVCu door. Staircase leading to first floor laid to carpet. Radiator and vinyl flooring.

### RECEPTION 1 (12' 8" x 8' 10") or (3.87m x 2.69m)

PVCu double glazed window overlooking the front. Television aerial point. Radiator and fitted carpet.

### RECEPTION 2 (11' 8" x 11' 7") or (3.56m x 3.52m)

PVCu double glazed window overlooking the rear. Understairs storage cupboard. Radiator and fitted carpet.

### KITCHEN (9' 7" x 8' 0") or (2.92m x 2.45m)

Two PVCu double glazed windows overlooking the rear and side. Frosted glass PVCu door leading out on to the rear garden. Fitted kitchen having a range of wall and base units with coordinating roll edge worktops and ceramic tiling to splashback. Inset sink and drainer. Plumbing for automatic washing machine. Space for cooker. Space for fridge/freezer. Double radiator and vinyl flooring.

### FIRST FLOOR LANDING

Access to loft. Fitted carpet.

### BEDROOM 3 (8' 6" x 8' 5") or (2.60m x 2.56m)

Access to loft. PVCu window overlooking the rear. Radiator and fitted carpet.

### BEDROOM 2 (8' 4" x 7' 0") or (2.53m x 2.14m)

PVCu window overlooking the rear. Built-in wardrobes. Radiator and fitted carpet.

### BEDROOM 1 (12' 5" x 8' 4") or (3.79m x 2.54m)

PVCu window overlooking the front. Radiator and fitted carpet.

### FAMILY BATHROOM

Spotlights. Frosted glass PVCu window overlooking the front. Three piece suite comprising Jacuzzi bath with over head shower, vanity unit and low level w.c. Tiling to splashback areas. Heated towel rail. Vinyl flooring.

### OUTSIDE

Enclosed elevated garden to the rear which is laid to lawn with a pathway leading to a rear gate with lane access.

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	66
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	65
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. All measurements are approximate and not to scale.

These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines.



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