



Villiers Road, Blaengwynfi, Port Talbot,
Neath Port Talbot. SA13 3TH

£82,500



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Available for sale with NO ONGOING CHAIN this traditional mid terrace has been MODERNISED THROUGHOUT and is located within the SEMI RURAL village of Blaengwynfi. Benefiting from EXTENSIVE VALLEY VIEWS from the front elevation internal viewing is RECOMMENDED to appreciate.

£82,500 - Freehold

- Three bedroom mid terrace
- Open plan lounge
- Kitchen to include oven, hob and hood
- Four piece bathroom suite. EPC - D68
- Low maintenance gardens to the front and rear
- Detached garage with roller door
- Ideal investment/first time buy



OVERVIEW

This nicely presented mid terrace is situated within the small village of Blaengwynfi which is located on the outskirts of Port Talbot within the Afan Valley. There are good road and bus links available to the town centre and Afan Forest Park.

Accommodation briefly comprises to the ground floor, entrance porch, open plan lounge and kitchen. To the first floor a landing leads to three bedrooms and a family bathroom.

Externally there are tiered gardens to the front and rear and a detached single garage.

ENTRANCE PORCH

Via frosted glass PVCu door. Coving. Dado rail. Wooden flooring.

OPEN PLAN LOUNGE (22' 1" x 14' 0") or (6.72m x 4.26m)

Coving and two ceiling roses. PVCu double glazed windows overlooking the front and rear. Staircase leading to upper floor. Feature gas fire with marble hearth, back and plaster surround with mirror above. Understairs storage. Television aerial point. Two double radiators and wooden flooring.

KITCHEN (9' 9" x 7' 5") or (2.97m x 2.25m)

Coving. PVCu double glazed window overlooking the rear. 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 tiling to splashback. Built-in electric oven with four gas burner hob and extractor. Plumbing for automatic washing machine. Space for fridge/freezer. Radiator and tiled flooring.

FIRST FLOOR LANDING

Coving. Fitted carpet.

FAMILY BATHROOM (10' 0" x 7' 5") or (3.05m x 2.26m)

Coving. Frosted glass PVCu window overlooking the rear. Four piece suite comprising double-ended bath, pedestal, bidet and low level w.c. Tiled walls. Extractor. Airing cupboard housing combination boiler. Radiator and vinyl flooring.

BEDROOM 1 (9' 7" x 9' 7") or (2.93m x 2.91m)

Coving. PVCu double glazed window overlooking the rear. Radiator and fitted carpet.

BEDROOM 2 (8' 9" x 8' 0") or (2.66m x 2.43m)

Coving. PVCu double glazed window overlooking the front. Radiator and laminate flooring.

BEDROOM 3 (9' 1" x 6' 8") or (2.76m x 2.02m)

Coving. PVCu double glazed window overlooking the front. Radiator and fitted carpet.

OUTSIDE

Enclosed tiered garden to the rear which is low maintenance and has steps leading up to a detached garage with a roller shutter door, power supply and lighting.

The front garden is laid to artificial grass and patio and offers extensive views across the valley.



EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales 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 ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales 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 (CO₂) emissions. The higher the rating the less impact it has on the environment.

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