



Efail Fach, Pontrhydyfen, Port Talbot, Neath
Port Talbot. SA12 9TY

£139,000

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A spacious three bedroom extended mid terraced cottage, situated within the village location of Pontrhydyfen. Nestled deep in the heart of the beautiful Afan Valley, approximately ten miles from Swansea and just four miles from Port Talbot, is the small picturesque village of Pontrhydyfen. Roughly translated as 'The bridge over the ford in the River Afan' this former coal-mining little village is home to the birthplace of Richard Burton. The Colliers Arms is the local Public house/restaurant and good road access and bus stops to Port Talbot and Neath Town Centres with all its amenities and facilities. Early viewing essential to appreciate this quaint cottage and can be offered with no ongoing chain.

£139,000 - Freehold

- Extended three bedroom mid terraced cottage



DESCRIPTION

A spacious three bedroom extended mid terraced cottage, situated within the village location of Pontrhydyfen. Nestled deep in the heart of the beautiful Afan Valley, approximately ten miles from Swansea and just four miles from Port Talbot, is the small picturesque village of Pontrhydyfen. Roughly translated as 'The bridge over the ford in the River Afan' this former coal-mining little village is home to the birthplace of Richard Burton. The Colliers Arms is the local Public house/restaurant and good road access and bus stops to Port Talbot and Neath Town Centres with all its amenities and facilities. Early viewing essential to appreciate this quaint cottage and can be offered with no ongoing chain.

Accommodation comprises entrance porch, lounge/dining room, fitted kitchen, downstairs shower room. First floor three bedrooms and w.c. Outside front and rear gardens.

ENTRANCE PORCH

Via PVCu part panelled and part frosted double glazed door into porch. Wood panel ceiling. Tiled walls. Laminate flooring. Wood framed multi glazed door into:

LOUNGE / DINING ROOM (18' 8" x 14' 1") or (5.68m x 4.30m)

Skimmed ceiling and centre light. Papered walls and wall light facility. Stone fire surrounds with electric inset fire and tiled hearth. Fitted carpet. Two radiators. Open plan staircase to first floor. Two PVCu double glazed windows set within bay to front. Door into:

KITCHEN (13' 11" x 7' 10") or (4.23m x 2.40m)

Artexed ceiling. Papered walls and tiled splashback areas. A range of wall and base units. Complementary worksurfaces. One and half bowl single drainer sink unit with mixer tap. Built in electric oven, four ring gas hob and concealed extractor fan. Plumbing for automatic washing machine and space for tall fridge/freezer. Radiator. Wood framed double glazed window to rear. Two doors lead off.

INNER PASSAGE

Artexed ceiling. Half tiled and papered walls. Tiled flooring. Louvre door to storage cupboard. Door leading into:

DOWNSTAIRS SHOWER ROOM (9' 3" x 5' 8") or (2.83m x 1.73m)

Respatex ceiling and walls. Radiator. Special non slip vinyl flooring. Pedestal wash hand basin, low level w.c. and wet area with mains fed shower, shower rail and curtain. PVCu frosted double glazed window to rear.

OUTER PASSAGE

From kitchen via multi glazed wooden door. Skimmed ceiling. Half tiled and papered walls. Tiled flooring. Wood framed frosted double glazed window and PVCu part panelled and part frosted double glazed door to rear.

LANDING

Split level landing. Access into attic. Papered walls. Fitted carpet. All doors leading off.

BEDROOM 1 (12' 4" x 10' 11") or (3.75m x 3.34m)

Papered ceiling and walls. Fitted carpet. Radiator. Louvre doors to built in wardrobes. PVCu double glazed window to front.



BEDROOM 2 (10' 3" x 9' 3") or (3.13m x 2.82m)

Artexed ceiling. Access into attic. Papered walls. Radiator. Fitted carpet. Louvre doors to built in wardrobes. PVCu double glazed window to front.

SPLIT LEVEL LANDING

Skimmed ceiling. Emulsioned walls. Fitted carpet. Two doors leading off.

BEDROOM 3 (14' 6" x 7' 11") or (4.43m x 2.42m)

Skimmed ceiling. Emulsioned walls. Fitted carpet. Radiator. Louvre doors to storage cupboard housing the combination boiler. Wood framed double glazed window to rear.

W.C. (8' 0" x 2' 11") or (2.43m x 0.88m)

Skimmed ceiling. Papered walls. Laminate flooring. Radiator. Two Piece suite comprising low level w.c. and pedestal wash hand basin. Wood framed frosted double glazed window to rear.

OUTSIDE


Frontage is enclosed and bounded by wall. Steps leading up to front door. Lawned and stone gravel areas. Rear is larger than average with lawned area. Shrub borders. Outbuildings.

NOTES

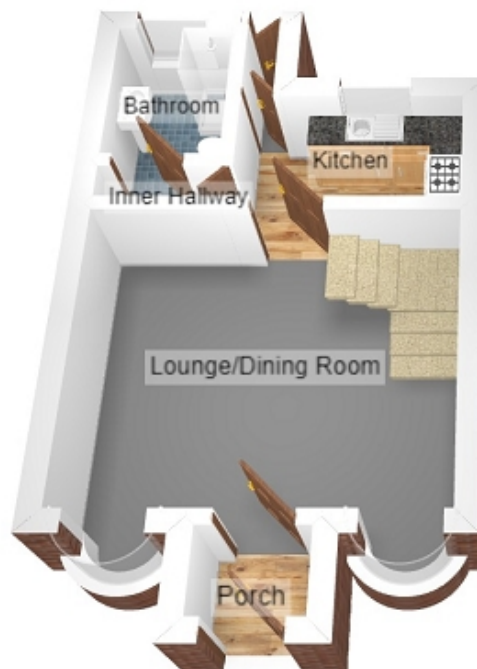
We have been informed by the vendor that the property is held freehold but we have not inspected the title deeds.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		105
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.



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. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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