



Lewis Street, Pontrhydyfen, Port Talbot,  
Neath Port Talbot. SA12 9TH

£80,000

**PAJ** PAYTON  
JEWELL  
CAINES

## Lewis Street, Pontrhydyfen, Port Talbot, Neath Port Talbot. SA12 9TH

Stunning Afan Valley VIEWS! Ideal purchase for first time buyers, an investment or someone looking to downsize, this ONE BEDROOM cottage is located in the village of Pontrhydyfen which offers easy access to both towns of Neath and Port Talbot.

£80,000 - Freehold

- One bedroom mid terrace
- Old miners cottage. EPC-E50
- Village location
- One reception room
- Enclosed rear garden
- Available with no ongoing chain



## DESCRIPTION

Pontrhydyfen is a small village situated on the outskirts of Port Talbot which benefits from good road and bus links to the town centre and Afan Forest Park which offers an abundance of nature walks and mountain bike trails.

Accommodation briefly comprises to the ground floor reception room, kitchen and bathroom. To the first floor there is a bedroom.

Externally to the rear there is an elevated garden which is laid to lawn (in need of attention).

### LOUNGE (14' 1" x 13' 2") or (4.28m x 4.01m)

Via frosted glass PVCu door. Papered ceiling. Spotlights. Exposed beams. One wall has feature wallpaper. PVCu double glazed window overlooking the front with views of the surrounding area. Chimney breast with alcoves either side. Staircase leading to the first floor. Radiator. Fitted carpet.

### KITCHEN (12' 10" x 7' 11") or (3.91m x 2.41m)

Spotlights. Access to loft. PVCu double glazed window overlooking the rear. Fitted kitchen having a range of wall and base units with coordinating worktops and ceramic tiling to splashback. Stainless steel inset sink and drainer with mixer tap. Space for fridge/freezer. Plumbing for automatic washing machine. Electric point for cooker. Extractor. Radiator. Tiled flooring.

### REAR PORCH

Frosted glass PVCu door leading out on to the rear garden. Tiled flooring.

### DOWNSTAIRS BATHROOM (9' 9" x 4' 6") or (2.97m x 1.38m)

Extractor. Tiled walls. Three piece suite comprising low level w.c., pedestal and corner bath with overhead electric shower. Radiator. Tiled flooring.

### BEDROOM (14' 3" x 13' 4") or (4.34m x 4.06m)

Spotlights. Two exposed beams. Two Velux windows overlooking the rear. PVCu double glazed window overlooking the front with views of the surrounding area. Built-in wardrobes housing the hot water tank. Fitted carpet.

### OUTSIDE

There is an elevated garden to the rear which is laid to lawn. To the front there is a small enclosed forecourt with gated access to the main road.



For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		91
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.



[www.pjchomes.co.uk](http://www.pjchomes.co.uk)

01639 891268

## Bridgend

Sales: 01656 654 328  
[bridgend@pjchomes.co.uk](mailto:bridgend@pjchomes.co.uk)  
 Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Pencoed

Sales: 01656 864 477  
[pencoed@pjchomes.co.uk](mailto:pencoed@pjchomes.co.uk)  
 Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Port Talbot

Sales: 01639 891 268  
[porttalbot@pjchomes.co.uk](mailto:porttalbot@pjchomes.co.uk)  
 Lettings: 01639 891 268  
[porttalbotrentals@pjchomes.co.uk](mailto:porttalbotrentals@pjchomes.co.uk)

## Neath

Sales: 01639 874507  
[neath@pjchomes.co.uk](mailto:neath@pjchomes.co.uk)  
 Lettings: 01639 874507  
[neathrentals@pjchomes.co.uk](mailto:neathrentals@pjchomes.co.uk)