

Payton  
Jewell  
Caines



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

£150,000



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

A spacious three bedroom Semi Detached 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.

£150,000 - Freehold

- Three bedroom semi-detached property
- Fitted kitchen



## DESCRIPTION

We are proud to present this three bedroom semi detached property located in a small town surrounded by stunning views of the local mountains. Good transport links to local cities and towns. Property has off-road parking with space outside the front on a private road for more vehicles

Property briefly consists of one reception room, a kitchen/diner, three bedrooms, family bathroom and front and rear gardens.

## ENTRANCE

White part double glazed PVCu front door leading into hallway. Emulsioned ceiling. Emulsioned walls. Slate effect floor tiles. Doors leading off.

## KITCHEN/DINER (21' 0" x 11' 0") or (6.40m x 3.36m)

Emulsioned ceiling with original wooden beams. Part emulsioned walls part exposed brick. Open fireplace with brick mantle. Radiator. Slate effect floor tiles. PVCu double glazed window at either end of space. PVCu half glazed door leading out to rear garden. Fitted base units. Space for a cooker and a fridge/freezer.

## RECEPTION (21' 0" x 13' 8") or (6.40m x 4.16m)

Emulsioned ceiling with exposed beams. Emulsioned walls. Radiator. Engineered oak flooring. PVCu double glazed windows at either end of space. Feature fireplace with wooden mantle. Alcove with storage unit. Staircase leading to first floor accommodation. Understair storage. Door leading into kitchen.

## LANDING

Emulsioned ceiling. Emulsioned walls. Doors leading off to bedrooms. Fitted carpet.

## BEDROOM 1 (12' 3" x 10' 3") or (3.74m x 3.12m)

Emulsioned ceiling. Emulsioned walls with one feature reclaimed stone wall. Radiator. Fitted carpet. Rear facing PVCu double glazed window. Feature fireplace. Built in wardrobes.

## BEDROOM 2 (10' 11" x 10' 11") or (3.34m x 3.33m)

Emulsioned ceiling. Emulsioned walls with one feature reclaimed stone wall. Front facing PVCu double glazed window. Radiator. Fitted carpet. Feature fireplace. Access to the loft.

## BEDROOM 3 (13' 11" x 9' 7") or (4.24m x 2.93m)

Emulsioned ceiling. Emulsioned walls with one feature reclaimed stone wall. Rear facing PVCu double glazed window and two velux double glazed ceiling windows with fitted roller blinds. Radiator. Fitted carpet.

## BATHROOM (10' 0" x 6' 5") or (3.05m x 1.96m)

Emulsioned ceiling. Floor to ceiling wall tiles. Wood effect vinyl flooring. Rear facing PVCu frosted double glazed window. Chrome wall mounted towel rail. Three piece white suite consisting of WC. freestanding hand wash basin with chrome hot and cold taps. Bathtub with end filler chrome hot and cold mixer tap and chrome hot and cold mixer shower unit. Corner storage unit housing the gas fired combination boiler.



## FRONT GARDEN

Small front garden bounded by block wall. Metal gate onto path leading to front of property. Hedgerow and plants either side of path.


## REAR GARDEN

Lower tier has paving slabs leading to stairs to upper area.

Tiered garden space with upper wooden deck area bounded by fence beyond to approximately 40ft of garden with mountain views



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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.



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)