



Tonmawr Road, Pontrhydyfen, Port Talbot,  
Neath Port Talbot. SA12 9UB

£139,995

**PJC** PAYTON  
JEWELL  
CAINES

## Tonmawr Road, Pontrhydyfen, Port Talbot, Neath Port Talbot. SA12 9UB

We are pleased to offer for sale this semi detached townhouse which offers accommodation across THREE FLOORS and is available for sale with NO ONGOING CHAIN. Benefiting from TWO RECEPTION ROOMS, integral garage and OFF ROAD PARKING to the front internal viewing is recommended to appreciate.

**£139,995 - Freehold**

- Three bedroom semi detached townhouse
- Shower room to the ground floor
- Fitted kitchen/diner
- Built-in wardrobes to two bedrooms
- Second floor family bathroom
- Low maintenance garden to the rear
- Electric car charging point



## DESCRIPTION

Situated in the semi rural village location of Pontrhydyfen which enjoys an abundance of nature walks and mountain biking trails this semi detached townhouse offers versatile accommodation throughout. The property is within easy access of both towns of Neath and Port Talbot and is available for sale with no onward chain.

Briefly comprising to the ground floor entrance porch, integral garage, hallway and shower room. The main living accommodation can be found on the first floor and consists of landing, lounge, second reception room, kitchen/diner and rear porch giving access to the garden. To the second floor there are three bedrooms, two of which have built-in wardrobes and a family bathroom.

Externally there is an enclosed low maintenance rear garden with side access to the front where there is off road parking with the added benefit of an electric car charging point.

## ENTRANCE PORCH

Via frosted glass PVCu door with coordinating side panel. Tiled flooring.

## INTEGRAL GARAGE (17' 9" x 9' 2") or (5.41m x 2.79m)

Up and over door leading out on to the front. Power supply.

## HALLWAY

Built-in storage. Staircase leading to the first floor. Radiator. Fitted carpet.

## SHOWER (9' 3" x 6' 5") or (2.81m x 1.96m)

Frosted glass window overlooking the side. Three piece suite comprising low level w.c., pedestal and shower cubicle with glass doors. Fitted carpet.

## FIRST FLOOR LANDING

Staircase leading to the second floor. Radiator. Fitted carpet.

## LOUNGE (15' 10" x 12' 10") or (4.83m x 3.90m)

Coving. Two wall lights. Feature gas fire set on a wooden hearth with back and surround. Two radiators. Fitted carpet.

## RECEPTION 2 (14' 6" x 9' 5") or (4.42m x 2.87m)

Coving. Double glazed window overlooking the side. Radiator. Fitted carpet.

## KITCHEN/DINER (15' 9" x 8' 4") or (4.80m x 2.55m)

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 worktops and ceramic tiling to splashback. Inset sink and drainer. Gas point for cooker. Breakfast bar. Plumbing for automatic washing machine. Space for tumble dryer and fridge/freezer. Tiled flooring.

## REAR PORCH

Dwarf wall. PVCu double glazed windows overlooking the sides. PVCu double glazed door leading out on to the rear garden. Tiled flooring.



## SECOND FLOOR LANDING

Built-in storage cupboard. Fitted carpet.

## FAMILY BATHROOM

Spotlights. PVCu double glazed window overlooking the side. Three piece suite comprising panelled bath with overhead shower, pedestal and low level w.c. Respatex to the walls. Heated towel rail. Tiled flooring.

## BEDROOM 1 (13' 4" x 9' 10") or (4.07m x 3.00m)

Double glazed window overlooking the front. Built-in mirrored wardrobes. Double radiator. Fitted carpet.

## BEDROOM 2 (12' 10" x 9' 1") or (3.91m x 2.78m)

Double glazed window overlooking the rear. Built-in wardrobes. Radiator. Fitted carpet.

## BEDROOM 3 (8' 8" x 6' 4") or (2.64m x 1.93m)

PVCu double glazed window overlooking the rear. Radiator. Fitted carpet.

## OUTSIDE


Enclosed garden to the rear which is mostly laid to patio with raised planting beds, storage unit and gated access to the rear.

Access at the side leads to an enclosed front garden where there is off road parking and a pathway leading to the front door with mature planting.

To the front of the property there is also an electric car charging point.



# EPC

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



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