

FOR
SALE



16 Queen Street, Pontrhydyfen, Port Talbot, West Glamorgan SA12 9TF

£125,000 - Freehold



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PROPERTY SUMMARY

A fantastic opportunity to buy a home with attractive scenic views in the village of Pontrhydyfen. The accommodation comprises of an entrance hall, spacious lounge diner, kitchen with fitted appliances and family bathroom. To the first floor are two double bedrooms. The basement consists of two reception rooms and access to the rear garden. Viewing comes highly recommended.

POINTS OF INTEREST

- Two bedroom mid terrace house
- Lounge/diner
- Kitchen
- Shower room
- Basement with two separate rooms
- Rear garden with scenic views across Pontrhydyfen
- EPC-E



ROOM DESCRIPTIONS

Entrance

Via PVCu double glazed opaque window and door leading into the hallway finished with emulsioned walls, radiator and wooden flooring. Stairs leading to first floor.

Lounge/ Diner

3.26m x 7.07m (10' 8" x 23' 2") narrowing to 2.40m. Emulsioned walls, double glazed window overlooking the front, two radiators, wooden flooring to the dining and carpet to the lounge area. Feature brick fireplace with tiled hearth. Window overlooking the kitchen. Arch leading through to the kitchen. Door leading to the basement.

Inner hallway

Part emulsioned/part tiled walls. Door leading into shower room. Timber door leading to the kitchen.

Shower Room

1.72m x 1.80m (5' 8" x 5' 11") Extractor fan, radiator, double glazed opaque window to the rear, ceramic tiled walls and ceramic tiled flooring. Three piece suite comprising low level WC, pedestal wash hand basin and double shower with screen and electric shower attachment.

Kitchen

1.90m x 2.69m (6' 3" x 8' 10") PVCu double glazed window overlooking the rear, radiator, part emulsioned/ part tiled walls and vinyl flooring. A range of wall and base units with complementary work surfaces. Electric hob, electric oven and cooker hood. Stainless steel sink with single drainer.

Basement

3.14m x 3.97m (10' 4" x 13' 0") Accessed via the door from the lounge/diner. The basement is split into two rooms. The first room has emulsioned walls and a radiator.

3.08m x 2.67m (10' 1" x 8' 9") The second room has plumbing for automatic washing machine, radiator and double glazed PVCu opaque window overlooking the rear and double glazed patio doors to the rear.

First floor landing

Via stairs. Emulsioned walls and fitted carpet.

Bedroom 1

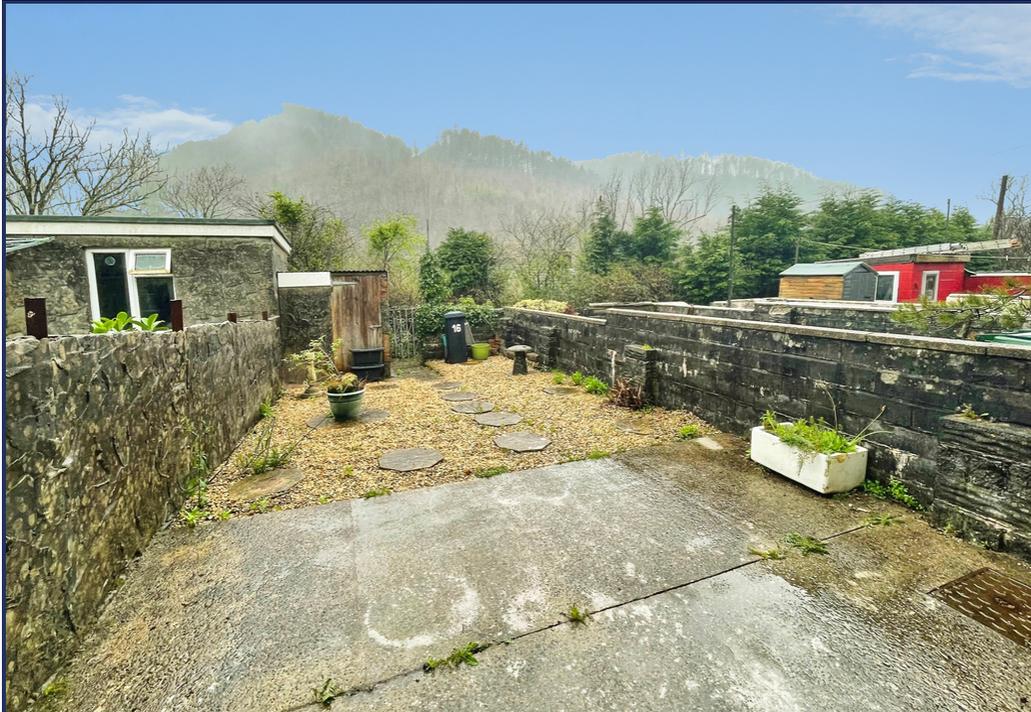
3.31m x 4.24m (10' 10" x 13' 11") Access to loft, PVCu double glazed window overlooking the rear of the property, storage cupboard, emulsioned walls and fitted carpet.

Bedroom 2

3.40m x 3.66m (11' 2" x 12' 0") Emulsioned walls, PVCu double glazed window overlooking the front of the property, radiator and fitted carpet.

Outside

The rear garden has a terrace with Cotswold stone chippings, hexagon shaped steps leading down to a brick built garden shed. Gate to the rear of the garden.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	