

FOR
SALE



2 Maesteg Road, Cymmer, Port Talbot, West Glamorgan SA13 3HS

£115,000 - Freehold

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PROPERTY SUMMARY

We are delighted to offer for sale with no onward chain a unique opportunity to purchase this substantial six bedroom mid terraced property situated within the semi rural area of Cymmer. The property is arranged over four floors and offers both spacious and versatile accommodation throughout making it an ideal family home or investment purchase. Sold as seen!

POINTS OF INTEREST

- Six bedroom terraced house
- Two reception rooms
- Ideal investment opportunity
- Versatile accommodation
- EPC - / Council tax - B
- No onward chain
- Semi rural Afan Valley village
- Great potential for refurbishment or development
- Sold as seen



ROOM DESCRIPTIONS

Entrance

Via PVCu door into the vestibule.

Vestibule

Papered and coved ceiling, ceiling light, tongue and groove wood clad walls and tiled flooring. Timber door leading through to the entrance hall.

Entrance Hall

Part papered / part artexed ceiling with feature ceiling rose, original coving, feature cornice, ceiling light and smoke detector. Radiator, papered walls with dado rail and tiled flooring. Staircase leading to the lower level and first floor. Doors leading off.

Reception 1

3.41m x 4.59m (11' 2" x 15' 1") Stippled ceiling with feature ceiling rose and light, original coving, papered walls with picture rail, box bay window overlooking the front with mountain views and radiator. The focal point of the room is the wood burner with wooden mantle and stone hearth. Laminate flooring and double doors leading through to reception 2.

Reception 2

3.72m x 3.84m (12' 2" x 12' 7") Stippled and coved ceiling with ceiling rose and ceiling light, papered walls, PVCu double glazed door leading through to the rear, radiator and laminate flooring.

Shower Room

1.81m x 2.29m (5' 11" x 7' 6") Respertex panels to the ceiling and walls, PVCu frosted double glazed window to the side and vinyl flooring. Three piece suite in white comprising low level w.c. wash hand basin with vanity and walk in shower with overhead rainfall shower.

Lower Level

Via stairs leading to the kitchen/diner.

Kitchen/Diner

3.24m x 5.84m (10' 8" x 19' 2") Skimmed ceiling with ceiling light, papered walls, radiator and PVCu double glazed window overlooking the front of the property. A range of wall and base units in shaker style with coordinating work surfaces and matching up stands. Integrated appliances include double oven and four ring gas hob with overhead extractor. One and a half stainless steel sink with drainer and mixer tap and space for fridge/freezer. Wall mounted gas fired combination boiler and space for dining table and chairs. Timber door leading to the rear hallway with under stairs storage area and PVCu door leading out.

First floor landing

Via stairs with fitted carpet and wooden spindle balustrade. Artexed ceiling with ceiling light and smoke detector. Papered walls with dado rail, fitted carpet and under stairs storage area. Doors leading off.

Bedroom 1

3.62m x 3.71m (11' 11" x 12' 2") Stippled and coved ceiling with ceiling rose and light, papered walls with picture rail, radiator, laminate flooring and PVCu double glazed box bay window overlooking the front of the property with lovely views over the Afan Valley.

Bedroom 2

3.40m x 3.95m (11' 2" x 13' 0") Measurements are into the wardrobe space. Artexed ceiling with light, papered walls with dado rail, radiator, PVCu double glazed window overlooking the rear, built in wardrobes with sliding doors and fitted carpet.

Bedroom 3

2.14m x 2.64m (7' 0" x 8' 8") Skimmed ceiling with ceiling light, skimmed walls, radiator, PVCu double glazed window overlooking the front of the property and fitted carpet.

Bathroom

1.92m x 2.55m (6' 4" x 8' 4") Stippled ceiling with ceiling light, extractor fan, access to the loft, papered walls, vinyl flooring, PVCu frosted double glazed window overlooking the rear of the property and heated towel rail. Four piece suite comprising low level w.c. pedestal wash hand basin, bath and corner shower cubicle.

Second Floor Landing

Via stairs with fitted carpet and wooden spindle balustrade. Skimmed ceiling, papered walls with dado rail, fitted carpet and ceiling light.

Bedroom 4

2.63m x 3.48m (8' 8" x 11' 5") Artexed ceiling, papered and artexed walls, radiator, timber framed skylight and fitted carpet.

Bedroom 5

2.92m x 3.14m (9' 7" x 10' 4") Artexed ceiling with ceiling light, feature timber framed window with lovely Afan valley views, papered walls, radiator and laminate flooring.

Bedroom 6

2.00m x 4.15m (6' 7" x 13' 7") Measurements shorten to 1.18m L shaped room. Artexed ceiling and walls with one papered wall, radiator, timber framed sky light overlooking the rear of the property and eaves storage space. Pedestal wash hand basin and fitted carpet.

Outside

Elevated and tiered rear garden.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	82
(69-80)	C	
(55-68)	D	68
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		