

FOR
SALE



The Old Chapel, Villiers Road, Blaengwynfi, Port Talbot, West Glamorgan SA13 3TH

£160,000 - Freehold

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PROPERTY SUMMARY

We welcome the opportunity to market this impressive 1887 build, two bedroom converted chapel, which offers plenty of character and boasting spectacular views over surrounding area. Located in the picturesque mountain side village of Blaengwynfi and situated in the Upper Afan Valley. The area offers beautiful views, lovely walking and mountain bike trails.

POINTS OF INTEREST

- Two bedroom converted chapel.
- Downstairs and upstairs bathroom.
- Spectacular views.
- Big open living area to the ground accommodation.
- Original features.
- Council tax C



ROOM DESCRIPTIONS

Entrance

Accessed via wooden door to the side porch, vaulted ceiling, original stone walls and flag stone flooring. Wooden door leading to rear courtyard and wooden door into:-

Living Area

11.23m x 7.84m (36' 10" x 25' 9") Emulsioned vaulted ceiling with original beams, part emulsioned walls and original stone wall with three arched feature wood framed double glazed windows with fitted wood shutters to front, four radiators. Feature to the room is the wood burner set within the corner of the room on black slate hearth. The room can be sectioned off to offer a dining area and second sitting room. Double multi glazed doors to the rear courtyard and door into inner hall.

Kitchen

Wooden bar area sectioning kitchen from the living area. The kitchen has ample cupboard space below bar. Belfast sink with mixer tap, plumbing in place for automatic washing machine and dishwasher. Inner hallway Skimmed ceiling, emulsioned walls. Wall mounted gas combination boiler. Multi glazed door into the downstairs bathroom.

Downstairs bathroom

2.69m x 2.51m (8' 10" x 8' 3") Skimmed ceiling, coving, fully tiled walls, radiator and wood framed single glazed window to rear courtyard. Three piece suite in white comprising low level w.c. pedestal wash hand basin, panelled bath. Mezzanine Via wooden staircase from lower level. Corridor landing area leading to two separate rooms.

Bedroom 1

4.42m x 3.68m (14' 6" x 12' 1") Skimmed slopping ceiling with original beams, emulsioned walls, wall light facility, radiator and double wood framed double glazed doors leading to the Juliet balcony boasting spectacular views of surrounding area.

Bathroom

2.76m x 2.10m (9' 1" x 6' 11") Emulsioned slopping ceiling, emulsioned walls, wall light facility, extractor fan and radiator. Three piece suite in white comprising low level w.c. pedestal wash hand basin with tiled splash back and corner bath.

Bedroom 2

4.50m x 2.69m (14' 9" x 8' 10") Slopping ceiling, original beams, emulsioned walls and radiator.

Outside

To the front of the property you have the main garden that is laid to lawn, enclosed by natural stone wall and gate leading to footpath to front door. To the rear of property there is a private courtyard enclosed and bounded by a natural stone wall, making an ideal areas for garden furniture.





Ground Floor



Mezzanine Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E		
(21-38)	F	30	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	