

FOR
SALE



4 Percy Road, Cynonville, Port Talbot, West Glamorgan SA13 3HL

£220,000 - Leasehold

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Payton
Jewell
Caines

PROPERTY SUMMARY

This extremely well presented traditional three-bedroom semi-detached home enjoys stunning views over the picturesque Afan Valley, offering the perfect blend of comfort, style, and location. The property welcomes you with an inviting entrance porch leading into a bright and spacious hallway. The heart of the home is the impressive open-plan lounge and dining area, complete with a charming electric fire—ideal for both relaxing evenings and entertaining guests. A well-appointed fitted kitchen comes fully equipped with appliances, providing a practical and stylish space for everyday living. Upstairs, you'll find three well-proportioned bedrooms alongside a modern family bathroom, making this an ideal home for growing families or those seeking extra space. Externally, the property boasts low maintenance tiered front and rear gardens, perfect for enjoying outdoor living, along with the added convenience of a private parking space to the rear. Situated in a highly sought-after neighbourhood, this home benefits from access to a wealth of outdoor activities, including scenic mountain biking trails and countryside walks—perfect for active lifestyles and nature lovers alike. Early viewing is highly recommended to fully appreciate everything this desirable home has to offer.

POINTS OF INTEREST

- Traditional three bedroom semi detached house
- Extensive views
- Open plan lounge / diner
- Front and rear gardens
- Parking space to the rear
- Leasehold



ROOM DESCRIPTIONS

Entrance

Via PVCu double glazed door with PVCu window to the front.

Entrance hall

PVCu window to the side, stairs leading to the first floor with under stairs storage cupboard, radiator, emulsioned walls and fitted carpet. Timber door leading to the lounge/diner.

Lounge/diner

3.90m x 8.89m (12' 10" x 29' 2") PVCu double glazed patio doors and windows to the front overlooking the extensive views of the Afan Valley. Emulsioned walls, coving, fitted carpet and two radiators. Feature electric fireplace with marble insert and hearth and wooden fire surround. Recess for storage and timber door leading into the kitchen.

Kitchen

3.21m x 4.49m (10' 6" x 14' 9") max. PVCu double glazed windows overlooking the rear and side and PVCu opaque double glazed door leading out to the rear garden. Downlights, radiator, emulsioned walls with ceramic tiles to the splash backs and tiled flooring. A range of matching wall and base units with complementary roll edge work surfaces housing a one and half stainless steel sink with swan neck mixer tap. Plumbing for automatic washing machine and integrated electric hob and oven with cooker hood. Space for fridge/freezer.

Landing

Via stairs with fitted carpet. Emulsioned walls, loft access, fitted carpet and storage cupboard. Doors leading off.

Bedroom 1

3.28m x 3.33m (10' 9" x 10' 11") PVCu double glazed window overlooking the front, radiator, emulsioned walls and fitted carpet.

Bedroom 2

3.24m x 3.33m (10' 8" x 10' 11") max. PVCu double glazed window overlooking the rear, radiator, emulsioned walls and fitted carpet.

Bedroom 3

1.80m x 3.22m (5' 11" x 10' 7") PVCu double glazed window overlooking the rear, radiator, emulsioned walls and fitted carpet.

Family bathroom

Three piece suite comprising bath with mixer tap and overhead electric shower with glass screen, low level WC and wash hand basin with mixer tap set within a vanity unit. Wall mounted chrome heated towel rail, ceramic tiled walls, coving, downlights, tiled flooring and PVCu double glazed opaque window to the side of the property.

Outside

Cast iron gate to the front with steps leading to a paved terrace and synthetic lawn with a lower tier laid to Cotswold stone chippings and gated access to the rear. External porch leading to the front door.

To the rear is a paved path with steps leading up to a terrace laid to slate chippings, steps lead to a second tier laid to slate chippings and further steps leading to the third tier laid to patio with garden shed. Gated access to the rear and secure panel fencing. Built in storage shed and parking space to the rear.

NOTE

Leasehold

Lease Term: 999 years from 19th September 1911.

Ground rent: 63p 6 monthly.

Service charge: None



Awaiting EPC &
Floorplan