

FOR  
SALE



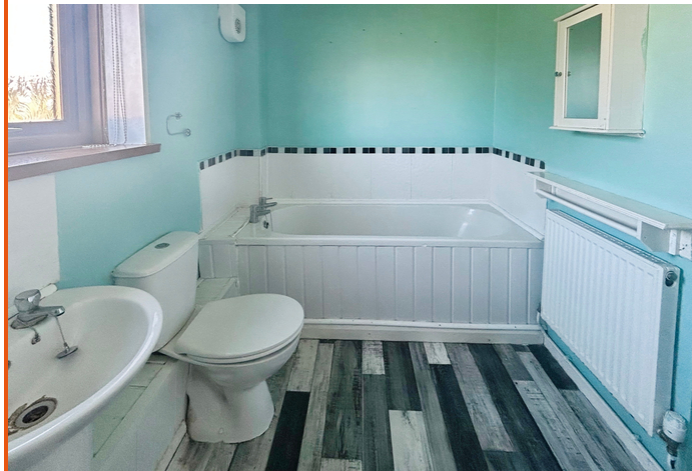


## PROPERTY SUMMARY

We are pleased to present to the market this three bedroom detached traditional build house located in the semi rural area of Cymmer with access to a local shop, good transport links to Port Talbot and Maesteg town centres. Sold with NO ONGOING CHAIN.

## POINTS OF INTEREST

- Three bedroom detached property
- Upstairs family bathroom
- Large front and rear gardens
- 88 square meters
- Spacious kitchen/diner
- Off road parking
- No ongoing chain/ EPC - C , Council tax band - A



## ROOM DESCRIPTIONS

### Entrance

Via oak effect PVCu double glazed front door with frosted glazed side window into hallway finished with stippled ceiling, pendant light, papered walls, radiator and wood effect laminate flooring. Doors leading off.

### Lounge

4.17m x 3.59m (13' 8" x 11' 9")

Stippled and coved ceiling, central ceiling fan light, emulsioned walls with feature papered chimney breast, rear facing oak effect PVCu double glazed window, curtain pole and curtains, radiator and wood effect laminate flooring. Wooden fire surround (not fitted).

### Kitchen/Diner

5.14m x 3.15m (16' 10" x 10' 4")

Stippled and coved ceiling, fitted fan light, fluorescent tube light, papered walls with ceramic tiles to splash back areas, Oak effect PVCu double glazed windows overlooking the front and rear with fitted vertical blinds and curtains, radiator and ceramic tiled flooring. PVCu part glazed oak effect door leading out to the rear garden. A range of wall and base units with complementary work surface. Stainless steel sink and drainer with chrome mixer tap. Under counter space for two appliances. Space for cooker and space for upright fridge/freezer. Opening into under stair storage space.

### Downstairs Shower Room

1.74m x 1.58m (5' 9" x 5' 2")

Stippled ceiling, flush, light fitting, floor to ceiling ceramic tiled walls, radiator, side facing frosted oak effect PVCu double glazed window and wood effect laminate flooring. Three piece suite in white comprising WC, wall mounted wash hand basin with chrome taps, corner shower cubicle with electric Triton shower and screen doors.

### First Floor Landing

Via stairs. Artexed ceiling, access to loft, pendant light, papered walls, radiator and oak effect PVCu double glazed window overlooking the rear of the property. Doors leading off.

### Bedroom 1

4.16m x 2.61m (13' 8" x 8' 7")

Emulsioned and coved ceiling, pendant light, emulsioned walls with one feature papered wall. Front facing oak effect PVCu double glazed window with fitted vertical blinds and radiator below. Fitted carpet

### Bedroom 2

3.17m x 3.20m (10' 5" x 10' 6")

Emulsioned ceiling, pendant light, emulsioned walls with two feature papered walls. Front facing oak effect PVCu double glazed window with fitted vertical blinds and radiator below. Fitted carpet. Opening for fitted wardrobe.

### Bedroom 3

3.14m x 2.44m (10' 4" x 8' 0")

Emulsioned ceiling, pendant light, papered walls, built in storage cupboard with wooden shelves and wall mounted gas fired combination boiler. Front facing oak effect PVCu double glazed window, curtains and radiator below. Fitted carpet.

### Family Bathroom

2.22m x 1.86m (7' 3" x 6' 1")

Painted wooden ceiling, flush light fitting, emulsioned walls with ceramic tiles to splash back areas. Rear facing frosted oak effect PVCu double glazed window with fitted roller blind. Radiator and vinyl flooring. Three piece suite in white comprising WC, pedestal wash hand basin with chrome taps and bath with chrome taps.

### Outside

## MATERIAL INFORMATION

**Parking Types:** None.

**Heating Sources:** None.

**Electricity Supply:** None.

**Water Supply:** None.

**Sewerage:** None.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**EPC Rating:** C (69)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

**Any risk of coastal erosion?** No

**Is the property listed?** No

**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No







