

FOR  
SALE



7 Heol Y Tyla, Duffryn Rhondda, Port Talbot, West Glamorgan SA13 3EY

£150,000 - Freehold

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## PROPERTY SUMMARY

We are pleased to introduce for sale with no onward chain this well presented 3 bedroom semi-detached property set in the picturesque village of Dyffryn Rhondda within the Afan Valley, offering easy access to Port Talbot and stunning surrounding countryside. Situated in a quiet residential street, the property offers generous living space and a lovely outlook over the surrounding area. Externally, the property benefits from both front and rear outdoor space whilst its elevated position gives the property a sense of privacy.

## POINTS OF INTEREST

- Three bedroom semi detached
- Two reception rooms
- Downstairs WC
- First floor shower room
- Extensive views
- Rear lane access
- EPC-C



## ROOM DESCRIPTIONS

### Entrance

Via PVCu door into entrance hall finished with skinned ceiling, ceiling light, smoke detector, emulsioned walls, high rise wall mounted electric box and tiled flooring. Staircase leading to first floor. Doors leading off.

### Reception 1

3.58m x 4.34m (11' 9" x 14' 3") Skinned ceiling, ceiling light, emulsioned walls, radiator, laminate flooring, dual aspect natural light via PVCu double glazed window overlooking the rear and PVCu double glazed window overlooking the front with beautiful views over the Afan valley. Focal point of the room is the chimney breast with alcoves to either side, electric fireplace with marble hearth and surround. Door to WC.

### Downstairs WC

1.02m x 1.33m (3' 4" x 4' 4") Skinned ceiling, ceiling light, emulsioned walls, radiator, PVCu frosted double glazed window overlooking the rear and laminate flooring. Two piece suite comprising low level WC and wall hung wash hand basin. Wall mounted gas boiler.

### Kitchen

2.16m x 4.65m (7' 1" x 15' 3") Skinned ceiling, two sets of spot lights, emulsioned walls with tiling to splash back areas, radiator, dual aspect natural light via PVCu double glazed window overlooking the rear and a PVCu door with glass panel leading out to the rear garden and tiled flooring. Under stair storage cupboard. A range of wall and base units in shaker style with complementary work surfaces. Integrated appliances include stainless steel four ring gas hob with overhead extractor hood and oven. Stainless steel inset sink with drainer and mixer shower tap. Space for fridge/freezer. Space and plumbing for automatic washing machine. Door through to reception room 2.

### Reception 2

3.01m x 3.59m (9' 11" x 11' 9") Skinned ceiling, ceiling light, emulsioned walls, radiator, PVCu double glazed window overlooking the front of the property with beautiful views over the Afan valley and laminate flooring. Chimney breast with alcoves either side, inset fire with marble hearth, surround and mantel.

### First floor landing

Via stairs with fitted carpet wooden hand rail. Skinned ceiling, ceiling light, smoke detector, access to loft, emulsioned walls, radiator, PVCu double glazed window overlooking the rear and fitted carpet.

### Bedroom 1

2.82m x 3.73m (9' 3" x 12' 3") Skinned ceiling, ceiling light, emulsioned walls, radiator, PVCu double glazed window overlooking the front of the property, built in storage cupboard and fitted carpet.

### Bedroom 2

2.75m x 3.39m (9' 0" x 11' 1") Skinned ceiling, ceiling light, emulsioned walls, radiator, PVCu double glazed window overlooking the front of the property and fitted carpet.

### Bedroom 3

2.71m x 2.78m (8' 11" x 9' 1") Skinned ceiling, ceiling light, emulsioned walls, radiator, PVCu double glazed window overlooking the rear of the property and fitted carpet.

### Shower room

1.38m x 2.74m (4' 6" x 9' 0") Skinned ceiling with inset spot lights, part emulsioned/part tiled walls, PVCu frosted double glazed window overlooking the rear of the property, wall mounted chrome heated towel rail and tiled flooring. Three piece suite in white comprising low level WC, wash hand basin with vanity unit and a walk in shower with sliding door and overhead rainfall shower.

### Outside

Enclosed rear garden split over three tiers with gated access to the front of the property. The lower level has access to an outside water tap, stairs lead up to a low maintenance second and and third tier laid to stone chippings and bound by fencing. Gated access to the rear lane.

To the front, the property sits at an elevated position with steps leading up. Garden laid to lawn.

### Note

The solar panels are owned.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	87
(69-80)	<b>C</b>	71
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		