



157 Jersey Road, Port Talbot, SA13 3TG

£65,000

BACK ON THE SALES MARKET!!!...CASH BUYERS ONLY!!.....AFAN VALLEY RESORT APPROVAL....RIVER WALKS,CYCLE PATHS & AFAN ARGOED COUNTRY PARK!!!...Pennaf Premier Sales are pleased to offer for sale this two bedroom end terrace property which is located in the Afan Valley in the quiet village of Blaengwynfi. The property is nestled in the valley with idyllic mountain views to the rear, which is renowned for its mountain biking, hiking and walking trails. The property briefly comprises of kitchen, lounge and cloakroom to the ground floor and two bedrooms and family bathroom to the first floor. There is a terrace area to the rear with idyllic views of the mountain and Afan Valley. To arrange a viewing please contact the office on 01639 760033.<http://www.afanforestpark.co.uk/1870>

GROUND FLOOR

ENTRANCE HALLWAY

Entrance via Upvc front door into hallway. Carpet to the floor, wallpaper walls, radiator, central light, doors leading to other rooms.

Cloakroom

Vinyl flooring, emulsion walls, wash hand basin with mixer tap and tiled splash back, low level W.C., central light.

Kitchen/diner

2.720m x 3.183m (8' 11" x 10' 5") Fully fitted kitchen with wall and base units in beech effect with contrasting laminate work tops, integrated electric oven with halogen hob and overhead extraction, inset stainless steel sink and drainer with mixer tap and tiled splash back, stand alone fridge freezer, integrated washing machine, vinyl flooring, radiator, central light, front facing Upvc double glazed window.

Lounge

4.868m x 3.329m (16' 0" x 10' 11") Large rear facing picture Upvc double glazed windows and patio door to the rear garden, carpet to the floor, wallpaper walls, radiator, marble effect mantle piece and hearth with electric fire, central light.

FIRST FLOOR

Stairs and landing

Carpet to the stairs, wallpaper walls, central light, doors leading to other rooms.

Bedroom One

4.871m x 2.402m (16' 0" x 7' 11") Two rear facing picture Upvc double glazed windows with views across to mountain and valley beyond, carpet to the floor, radiator, cupboard housing combi boiler, central light.

Bedroom Two

2.595m x 4.877m (8' 6" x 16' 0") Carpet to the floor, wallpaper walls, radiator, central light, two front facing Upvc double glazed window.

Family Bathroom

1.431m x 2.417m (4' 8" x 7' 11") Three piece bathroom suite comprising of panelled bath with shower over and glass shower screen, low level W.C., pedestal wash hand basin, anti slip flooring, central light and roof light window.

Outside

Rear Garden

Side gate access to rear garden. Enclosed paved patio area with views across of mountains and valley beyond. Steps to lower garden which is laid to patio area with mature shrubs and lawn area.

Full Description

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.