



29 Commercial Street, Port Talbot, SA13 3YH

£84,995

.....RIVER WALKS,CYCLE PATHS & AFAN ARGOED COUNTRY PARK!!...Pennaf Premier Sales are pleased to offer for sale this three bedroom terraced property which is located in the Afan Valley in the quiet village of Abergwynfi. The property is nestled in the valley with idyllic mountain views from the rear, which is renowned for its mountain biking, hiking and walking trails. The property briefly comprises of kitchen and two reception rooms to the ground floor and three bedrooms and family bathroom to the first floor. There is an enclosed rear garden with idyllic views of the surrounding mountains. To arrange a viewing please contact the office on 01639 760033.<http://www.afanforestpark.co.uk/1870>

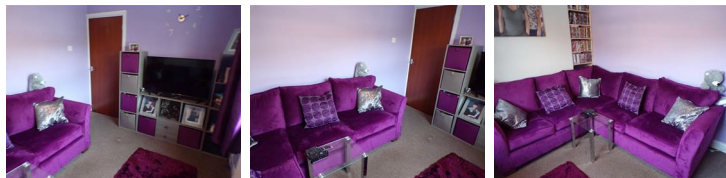
ENTRANCE HALLWAY

Entrance via Upvc front door into hallway. Laminate flooring, emulsion walls, radiator, central light stairs to the first floor, consumer unit.

RECEPTION ROOM ONE

11'5" x 8'10" (3.496 x 2.697)

Carpet, emulsion walls, front facing Upvc double glazed window, central light, cupboard housing gas meter, radiator, built in alcoves.



RECEPTION ROOM TWO

11'8" x 11'6" (3.577 x 3.521)

Carpet, emulsion walls, radiator, rear facing Upvc double glazed window, central light, door to under stair storage cupboard, opening to the kitchen.



KITCHEN

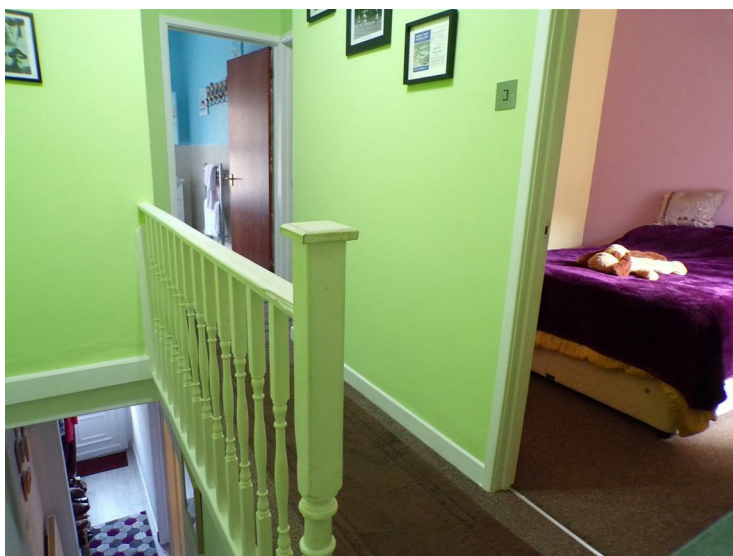
9'7" x 7'11" (2.928 x 2.438)

Comprising of wall and base units in beech effect with contrasting laminate work tops, space for stand alone gas cooker, space for washing machine, space for fridge freezer, inset stainless steel sink and drainer, tiled splash back, side and rear facing Upvc double glazed windows, side facing Upvc door giving access to rear garden, anti slip flooring.



STAIRS AND LANDING

Carpet, emulsion walls, central light, loft access, doors leading to other rooms, cupboard housing combi boiler.



BEDROOM ONE

12'4" x 8'4" (3.783 x 2.544)

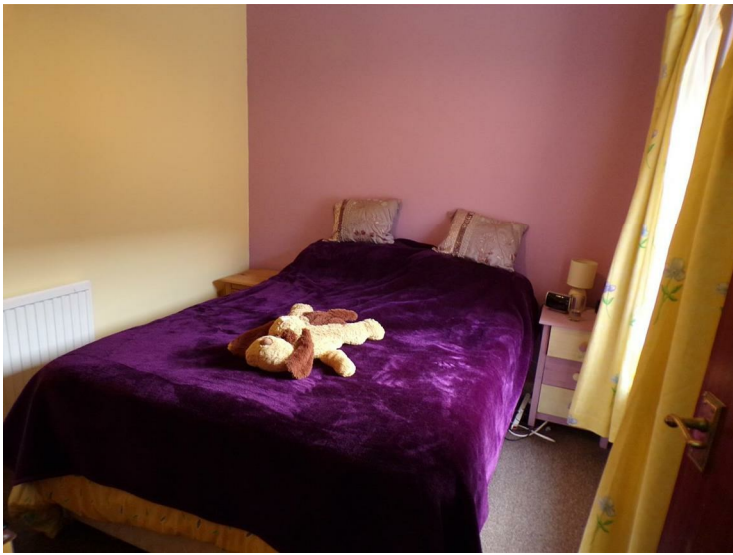
Carpet, emulsion walls, radiator, central light, front facing Upvc double glazed window.



BEDROOM TWO

9'2" x 8'3" (2.799 x 2.526)

Carpet, emulsion walls, radiator, central light, rear facing Upvc double glazed window.



BEDROOM THREE

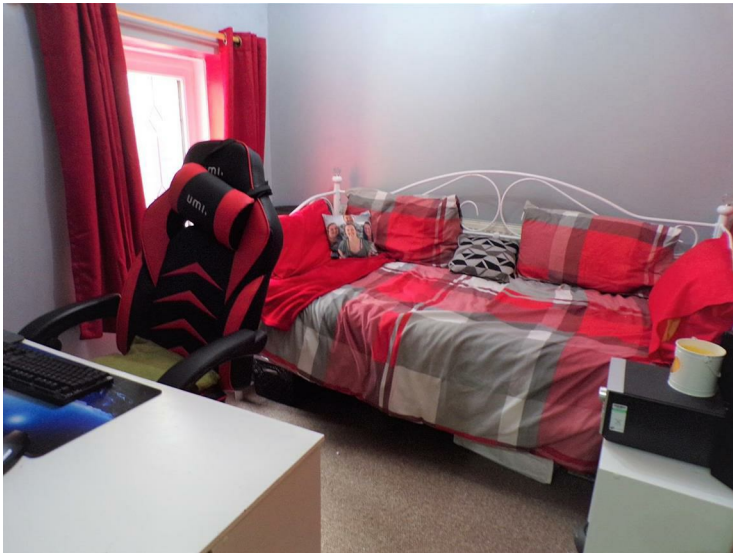
8'3" x 8'7" (2.530 x 2.620)

Carpet, emulsion walls, radiator, central light, loft access, side facing Upvc double glazed window.



FRONT GARDEN

Enclosed front garden with railings to the front, steps and pathway to the front door, low maintenance frontage laid to slate with central and side border.



BATHROOM

6'5" x 9'4" (1.956 x 2.846)

Jacuzzi bath with power shower over and fully tiled wall, inset wash hand basin with mixer taps and vanity cabinet below, low level W.C. with enclosed cistern, vinyl flooring, part tiled walls with emulsion above, central light, front facing Upvc double glazed window.




REAR GARDEN

Rear garden is laid to lawn with steps leading to paved pathway to the rear with rear gate access, side border, outside tap, stunning views of surrounding mountains.



EXTERNAL



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

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