

8 Penhydd Street, Port Talbot, SA12 9SB **Offers Over £165,000**

Welcome to this charming property located on Penhydd Street in the picturesque village of Pontrhydyfen, Port Talbot. This delightful home boasts a reception room, perfect for relaxing after a day of exploring the beautiful surroundings, spacious kitchen, large utility room, two bedrooms, bathroom and enclosed rear garden.

The property is very well presented, ensuring that you can move straight in without the hassle of renovations. The spacious bathroom provides a tranquil retreat where you can unwind and rejuvenate after a long day.

Situated amidst hill walking trails and footpaths, outdoor enthusiasts will be thrilled with the opportunity to explore nature right at their doorstep. For those who enjoy a bit more adrenaline, the nearby mountain biking trails offer an exciting challenge.

Don't miss out on the chance to make this lovely property your new home. Contact us today on 01639 760033 to arrange a viewing and experience the beauty and convenience this location has to offer.

GROUND FLOOR

Inner Porch

Laminate flooring, emulsion walls and spot light. Door giving access into the hallway.

Hallway

Continuation of laminate flooring, emulsion walls, radiator, spot lights. Access to the reception room and stairs leading to the first floor.



Reception Room

13'8" x 20'9" (4.182 x 6.341)

Spacious reception room with front and rear uPVC windows. Laminate flooring, emulsion walls, spot lights, radiator, feature fireplace (this has been disconnected).



Kitchen

10'10" x 12'4" (3.312 x 3.770)

The kitchen is approximately 5 years old. Fully fitted wall and base units with quartz worktop, integrated electric oven, integrated combination microwave oven and grill, induction hob with stainless steel splashback and extraction hood. Stainless steel square sink with taps. Central breakfast bar with stools, uPVC window to the side of the property. Storage cupboard under stairs.



Utility Room

8'0" x 10'1" (2.447 x 3.093)

Continuation of laminate flooring, uPVC window to the rear of the property and uPVC door to the rear garden. Space for dryer

and large american fridge freezer, space and plumbing for washing machine. Fully fitted base units with worktop, composite sink and drainer with swivel sprayer mixer tap.



FIRST FLOOR

Stairs & Landing

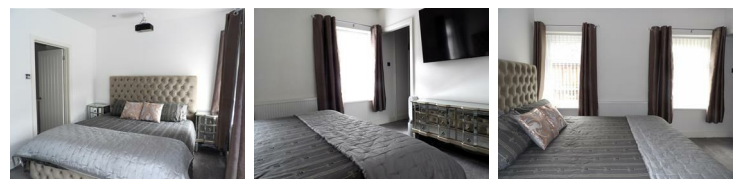
Carpet to the flooring, emulsion walls, telescopic ladder giving access to the attic which is half boarded and has a light.



Master Bedroom

9'8" x 11'9" (2.960 x 3.602)

Double bedroom with two uPVC windows to the front of the property, radiator, spot lights, walk through into walk in wardrobe.



Walk in wardrobe

9'8" x 4'3" (2.960 x 1.319)

Walk in wardrobe with continuation of carpet, ample hanging space and room for further storage.

Bedroom

10'8" x 10'3" (3.275 x 3.141)

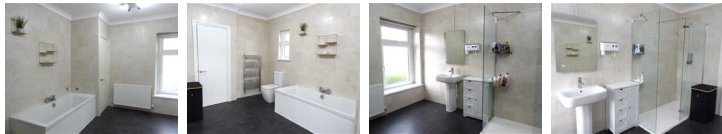
Carpet to the floor with emulsion and feature papered wall, radiator, spot lights, uPVC window to the rear of the property.



Bathroom

10'7" x 12'8" (3.227 x 3.882)

Very spacious bathroom with double ended bath, wash hand basin with illuminated bathroom mirror above, double walk in shower enclosure, chrome heated towel radiator, uPVC window to the rear of the property, vinyl tile flooring, fully tiled walls. Storage cupboard housing the boiler and space for storage.



OUTSIDE



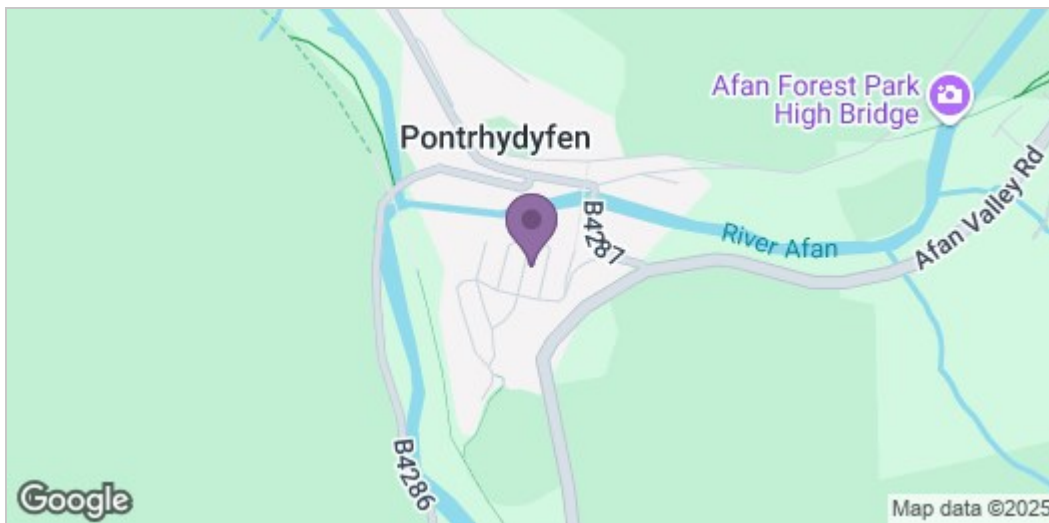
Rear Garden

Fully enclosed rear garden with patio area ideal for entertaining. Gate access to the rear lane.



Outbuilding

Outbuilding with door to w.c. and door to storage area.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	64	
(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	

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