Pennaf premier™

Sales & Lettings









# 45 Afan Road, Port Talbot, SA13 3ET

# £193,000

NO ONGOING CHAIN , EXTENDED KITCHEN , STUNNING VALLEY VIEWS, UNDERFLOOR HEATING
This impressive 4-bedroom semi-detached property on Afan Road, Duffryn Rhondda is a real standout — and is currently the only four-bedroom property on the street, on the market!

Four generous bedrooms
Extended kitchen offering fantastic everyday living space
Useful mud room/boot room with utility area
Underfloor heating in the kitchen
Breathtaking views across the surrounding valleys
Close to the renowned Afan Valley bike trails

Whether you're a growing family, need room to work from home, or simply want more space, this property offers a fantastic combination of practical living and beautiful surroundings.
A home with space. A home with views. A home with adventure on the doorstep.
To book your viewing, contact the Pennaf Premier sales team on 01639 760033.

## GROUND FLOOR

### Entrance Hallway

Entrance through Upvc double glazed front door into hallway, with upvc double glazed window to side. Emulsion painted walls and ceiling, central light, laminate flooring, under stair cupboard. Stairs to first floor.



### Living Room\Dining Room

21'10" x 10'5" (6.663 x 3.182)

Upvc double glazed window to front, open plan from hallway. Emulsion painted walls and ceiling, beams, spot lighting, radiator, underfloor heating, feature fireplace with log burner. Arch into kitchen.



### Kitchen

11'4" x 8'11" (3.474 x 2.743)

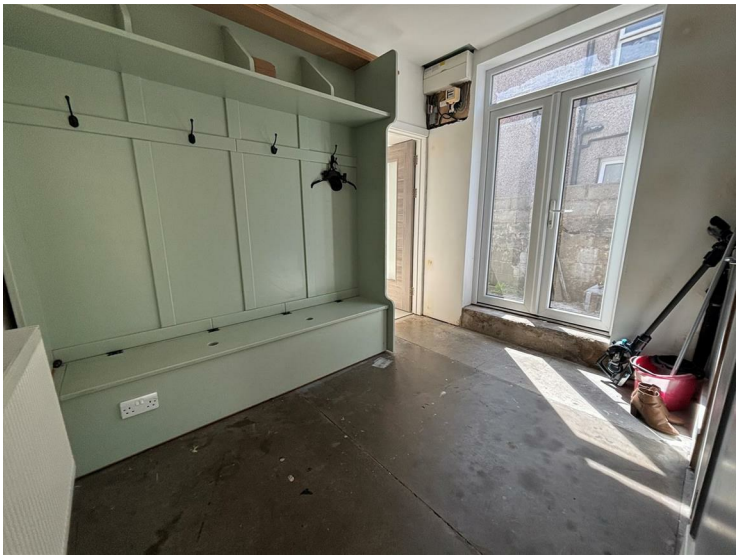
Upvc double glazed window to rear. Emulsion painted walls and ceiling, lantern window in ceiling with spot lights. Range of wall and base units, electric hob and oven, extractor fan, integrated fridge\freezer, sink with mixer tap, ceramic flooring.



### Boot Room

10'10" x 7'4" (3.320 x 2.240)

Upvc double glazed french doors to side access. Emulsion painted walls and ceiling, central light. Bench seating with storage areas with hooks and pegs, radiator. Door leading into utility room.



### Utility Room

6'10" x 3'11" (2.088 x 1.204)

Upvc double glazed window to front. Emulsion painted walls and ceiling, central light, base storage cupboards, space and plumbing for washing machine, sink with mixer taps.

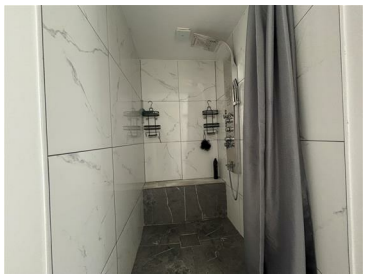


## Family Shower Room

10'10" (widest point) x 5'0" (3.315 (widest point) x 1.540)

Upvc double glazed window to side. Emulsion painted walls and ceiling, spot lighting, vanity sink unit with storage cupboards, mirror above, low level w.c. Separate double shower cubicle with rainwater shower, fully tiled floor and ceiling to shower enclosure, radiator, ceramic flooring to rest of room. Cupboard housing combination boiler.





## First Floor

### Stairs and Landing

Sky light window above landing, emulsion painted walls and ceiling, dado rail. wood banister, radiator. carpet to landing area. Access to loft.



## Bedroom One

14'8" x 10'7" (4.471 x 3.248)

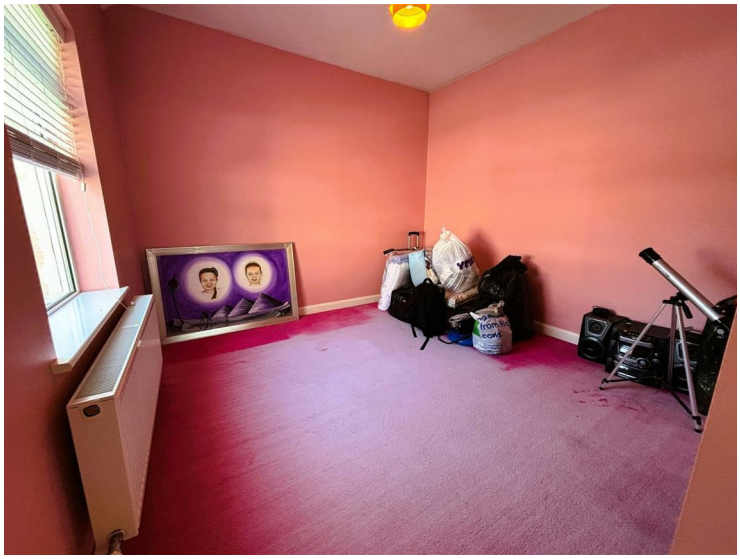
Upvc double glazed window to front, emulsion painted walls and ceiling, central light, radiator, carpet.



## Bedroom two

10'7" x 9'9" (3.238 x 2.994)

Upvc double glazed window to side, emulsion painted walls and ceiling, central light, radiator, carpet. Feature fireplace.



## Bedroom Three

12'8" x 8'0" (3.863 x 2.459)

Upvc double glazed window to rear, emulsion painted walls and ceiling, central light, radiator, carpet. Feature fireplace



## Front Garden

Elevated front garden, steps leading to front decking sitting area, access through wooden gate to rear garden, rest of garden laid to lawn.



## Bedroom Four

11'5" x 7'4" (3.484 x 2.240)

Upvc double glazed window to side, emulsion painted walls and ceiling, central light, radiator, laminate flooring.

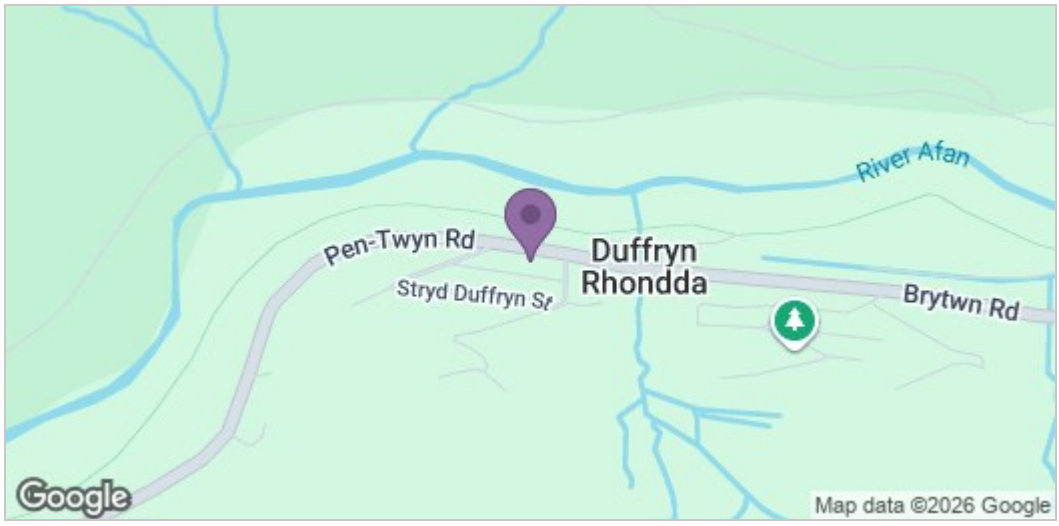


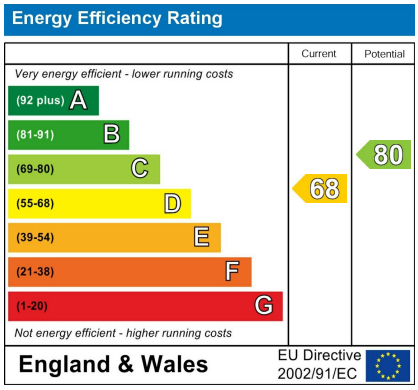
## Rear Garden

Enclosed rear garden with fencing. Steps leading to tiered garden, shed, access to front though wooden gate.








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