



17 Maesgwyn, Port Talbot, SA12 9UN

Offers In The Region Of £120,000

Set in a peaceful village setting with a distinctly rural feel, this semi detached home presents a genuine opportunity to create something personal and considered. With gardens and the benefit of a side extension incorporating an additional shower room and useful storage, the property offers a practical starting point for a thoughtful renovation. The accommodation unfolds from a central hallway, leading into a front lounge, with a further lounge/dining space beyond, offering flexibility for everyday living or future reconfiguration. The kitchen sits to the rear and is complemented by a pantry, while a door leads through to the extended section where a shower room and storage areas provide scope for adaptation. From here, there is access out to the garden, allowing for an easy connection between inside and out. The surrounding area offers a balance of countryside and convenience. Tonmawr is known for its strong sense of community and access to open green spaces,

with nearby walking routes and woodland ideal for those who enjoy time outdoors. Local amenities cater for day to day needs, while nearby towns such as Neath provide a wider selection of shops, schools and services. Road links offer straightforward access to the M4 corridor, making travel across South Wales accessible. A home with clear potential in a quietly appealing setting, well suited to those looking for a project, whether as an investment, a first step into village life, or a long term home shaped to individual taste.

Main Dwelling



UPVC door into hallway:

Hallway 13'3 x 6'4 (4.04m x 1.93m)



Under the stairs storage, radiator and window to the side

Front Living Room 14' x 8'7 (4.27m x 2.62m)



Fireplace, window to the front and radiator

Second Lounge/Dining Room 13' x 10'4 (3.96m x 3.15m)



Storage cupboards, fireplace, window the back, coving, radiator and door to kitchen:



Kitchen 10'1 x 5' (3.07m x 1.52m)



Hallway 7' x 3' (2.13m x 0.91m)



Range of base units with space for fridge/freezer and washing machine, stainless steel sink with mixer tap, electric oven, door to the side and window to the back, pantry area. Door to hallway:



Door to garden, door to shower room and storage areas

Shower room 6'1 x 5' (1.85m x 1.52m)

White free standing sink and w/c, walk in shower and window to the back, heated towel rail

Utility areas

Garden storage room and further area for storage

Landing



Window to the side and storage cupboard

Bedroom 1 10'8 x 12'4 (3.25m x 3.76m)



Window to the back and radiator



Bedroom 2 10'6 x 8'3 (3.20m x 2.51m)



Storage cupboard, radiator and window to the front

Bedroom 3 9'9 x 7 (narrowing to 4'4) (2.97m x 2.13m (narrowing to 1.32m))



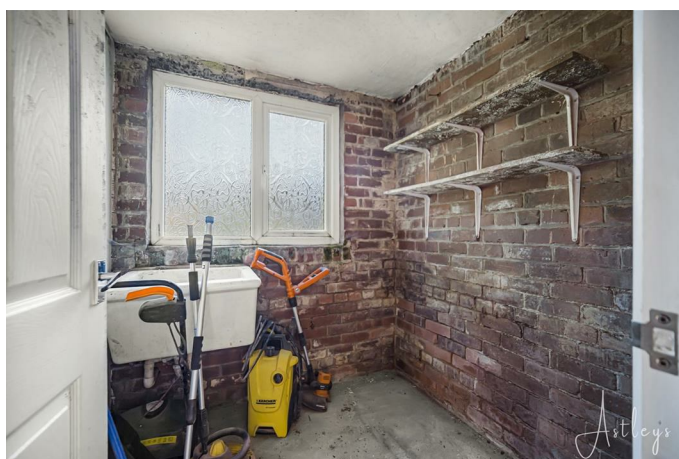
Storage cupboard, window to the front and radiator

Shower Room 8' x 5'5 (2.44m x 1.65m)



Heated towel rail, white w/c and pedestal sink, walk in shower and window to the back

Storage Room



Garden



Lawned area with additional patio area and garden to the front. Parking for 2 cars on driveway.



Drone



Agents Notes

Neath Port Talbot Council Tax Band: B

Annual Price:

£1,977

Agents Notes

Satellite / Fibre TV Availability:

BT

Sky

Broadband:

Basic

2 Mbps

Ultrafast

Conservation Area :

No

Flood Risk:

River : Very low

Seas : Very low

Plot size:

0.07 acres

1800 Mbps

Floor Plan

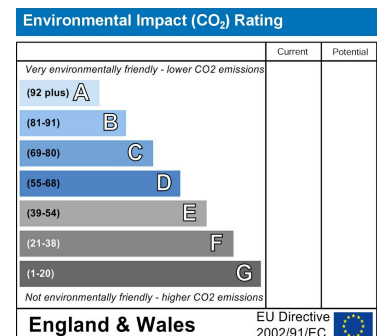
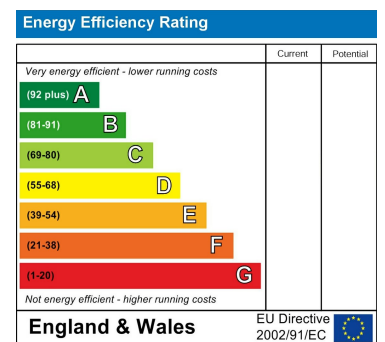


Total area: approx. 89.3 sq. metres (961.4 sq. feet)

Area Map



Energy Efficiency Graph



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