



49 Heol Y Glyn, Port Talbot, SA13 3NB

£179,995

Ferriers Estate Agents are pleased to offer For Sale this semi-detached property nestled in the charming area of Heol Y Glyn, Cymmer, Port Talbot. This property presents an excellent opportunity for families and first-time buyers alike. The accommodation briefly comprises a hallway, an inviting reception room which serves as a perfect gathering space for family and friends, ensuring that you can entertain with ease, a modern kitchen/diner and bathroom to the ground floor. A landing, W.C. and three well-proportioned bedrooms, providing ample space for rest and relaxation to the first floor. The layout of the property is both functional and welcoming, making it an ideal canvas for personalisation. The surrounding area offers a sense of community, with panoramic views to front and rear aspects, enhancing the appeal for those looking to settle in a semi rural location.

The property further benefits from uPVC double glazing, gas central heating via combination boiler as well as front and rear gardens. The added bonus with this property is the additional parcel of land which houses the double garage and offers ample private parking and turning point.

With its attractive location and comfortable living spaces, this semi-detached house on Heol Y Glyn is a wonderful place to call home. Whether you are seeking a peaceful retreat or a vibrant community, this property is sure to meet your expectations. Do not miss the chance to explore this inviting home and envision your future here.

Tenure = Freehold (TBC by a legal representative)
EPC Rating = TBC
Council Tax Band = A

Ground Floor

Hallway

Entry via uPVC double glazed door. Papered and coved ceiling, papered walls, fitted carpet, radiator, carpeted stairs to first floor and door to:

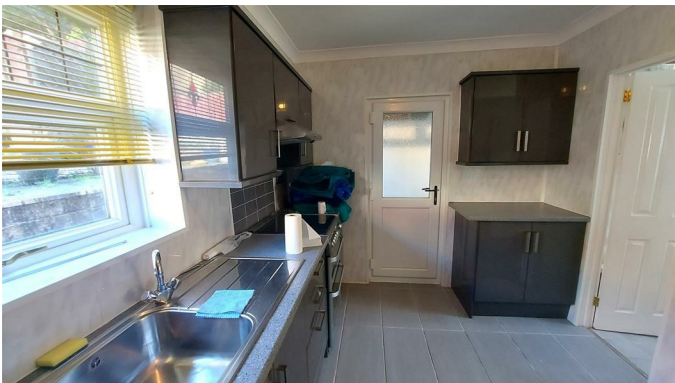
Lounge 14'9" x 12'1" (4.5 x 3.7)



Papered and coved ceiling, papered walls, fitted carpet, two radiators, dual aspect uPVC double glazed windows, coal effect electric fire set on a marble hearth with wooden mantle and door to:

Kitchen/Diner

Kitchen 13'9" x 5'2" / 14'9" (4.2 x 1.6 / 4.5)



Skimmed and coved ceiling, pvc panelled walls, tiled flooring, a range of modern high gloss base and wall mounted units with a complementary work surface housing a stainless steel sink/drain, integrated undercounter fridge, space for washing machine and cooker, uPVC double glazed window to rear, radiator, uPVC double glazed door to side porch, door to bathroom and open to:

Dining Area 5'10" x 4'11" (1.8 x 1.5)



Skimmed and coved ceiling, papered walls, fitted carpet and uPVC double glazed window to front.

Bathroom 5'10" x 4'7" (1.8 x 1.4)



Papered ceiling, pvc panelled walls, tiled flooring, radiator, uPVC double glazed window with obscured glass to front and a two piece suite comprising a panel bath and pedestal wash hand basin.

Porch

Skimmed and coved ceiling, tiled walls and flooring, uPVC double glazed window to side and two uPVC double glazed doors to front and rear.

First Floor

Landing

Polystyrene tiled ceiling with loft access, papered walls, fitted carpet, two uPVC double glazed windows to rear and four doors off.

Bedroom One 11'9" x 11'9" (3.6 x 3.6)



Skimmed and covered ceiling, papered walls, fitted carpet, radiator, storage cupboard over stairwell and uPVC double glazed window to front.

Bedroom Two 12'9" x 8'2" (3.9 x 2.5)



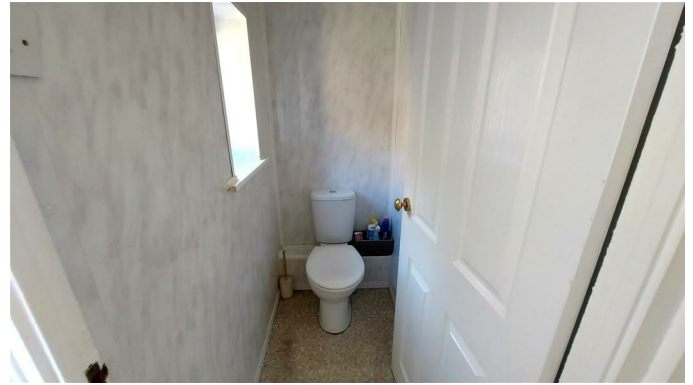
Skimmed and covered ceiling, papered walls, fitted carpet, radiator and uPVC double glazed window to front.

Bedroom Three 9'10" x 6'6" (3.0 x 2.0)



Papered and covered ceiling, papered walls, fitted carpet, radiator and uPVC double glazed window to rear.

W.C. 5'2" x 2'11" (1.6 x 0.9)



Papered and covered ceiling, pvc panelled walls, vinyl flooring, low level W.C. and uPVC double glazed window with obscured glass to rear

Outside

Front Garden

Area laid to patio, bordered with brick wall and wrought iron railings and pedestrian gate.

Rear Garden



A larger than average garden with an area laid to patio, further areas laid to lawn, decorative pea shingle and decking, two wooden sheds, bordered with block walls and wood panelled fencing.

Additional land to side



Access via a farm gate. A level area suitable for off road parking for six vehicles. Access to garage. A further elevated area currently overgrown but suitable as additional garden offering spectacular panoramic views of the upper Afan Valley.

Double Garage

Entry via a roller door. Ample space for vehicle parking or workshop with lighting and power sockets.

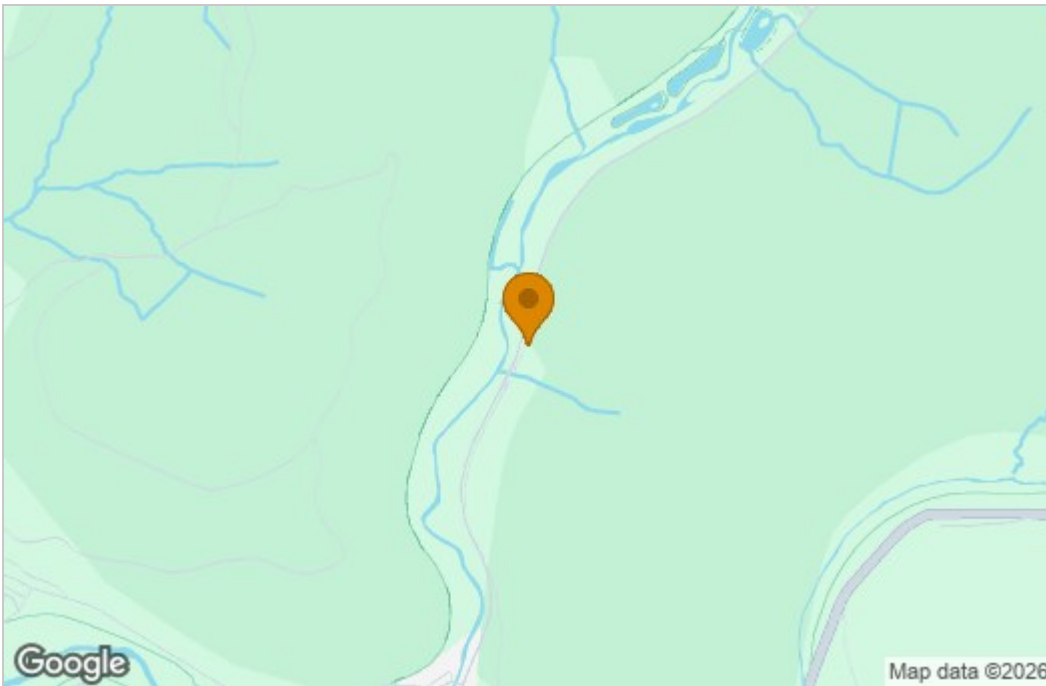
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Floor Plan



Area Map



Energy Efficiency Graph

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

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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