



49 Jersey Road, Blaengwynfi, SA13 3TA

£105,000

A spacious and well-presented three bedroom terraced home situated in the village of Blaengwynfi, offering generous living accommodation and an elevated rear garden enjoying attractive views across the surrounding hills.

The ground floor features an impressive open-plan lounge/dining area, providing plenty of space for both relaxing and entertaining. A characterful exposed stone fireplace creates an attractive focal point, while wood effect flooring runs throughout much of the living space. To the rear is a fitted kitchen with a good range of wooden wall and base units, ample worktop space and room for appliances.

Upstairs, the property offers three bedrooms, including two comfortable doubles and a versatile third single bedroom which would also make an ideal home office or nursery. The spacious family bathroom is particularly well appointed, featuring both a panelled bath and separate corner shower enclosure, along with a modern vanity unit and W.C.

Externally, the property benefits from an enclosed, tiered rear garden with patio and lawned areas, providing useful outdoor space for seating, entertaining or gardening. Its elevated position also takes advantage of far-reaching views towards the surrounding countryside and hills.

With generous room proportions, plenty of character and a pleasant outlook, this property would make an appealing family home or first-time purchase. Early viewing is recommended to appreciate the accommodation and setting on offer.

Tenure = Leasehold.

Ground Floor

Entrance Porch



Entry via a uPVC double glazed door, skimmed ceiling, skimmed walls with dado rail, tiled flooring, door into:-

Lounge / Diner 15'5" x 21'2" (4.72 x 6.47)



Skimmed ceiling, skimmed walls with brick feature wall, wood effect laminate flooring, two radiators, carpeted staircase leading to the first floor, under stairs storage cupboard, dual aspect - uPVC double glazed windows to the front and rear, door into:-

Kitchen 10'1" x 9'3" (3.08 x 2.84)



Skimmed ceiling, skimmed walls with tiled splash backs, tiled flooring, radiator, a range of base and wall mounted units with a complementary work surface housing a ceramic Belfast sink/drainage with a stainless steel spring tap, space and plumbing for a washing machine and tumble dryer, space for a fridge/freezer, uPVC double glazed window to the side, uPVC double glazed door to the side providing access into the rear garden.

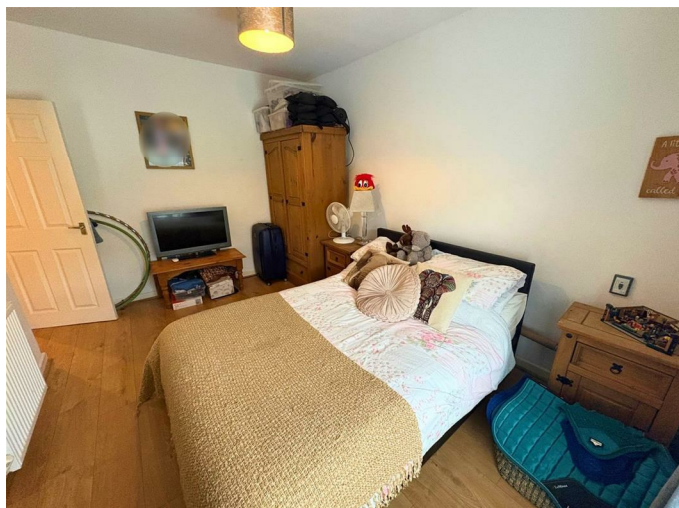
First Floor

Landing



Skimmed ceiling with loft access, skimmed walls, fitted carpet, four doors off:-

Bedroom One 9'6" x 12'10" (2.90 x 3.92)



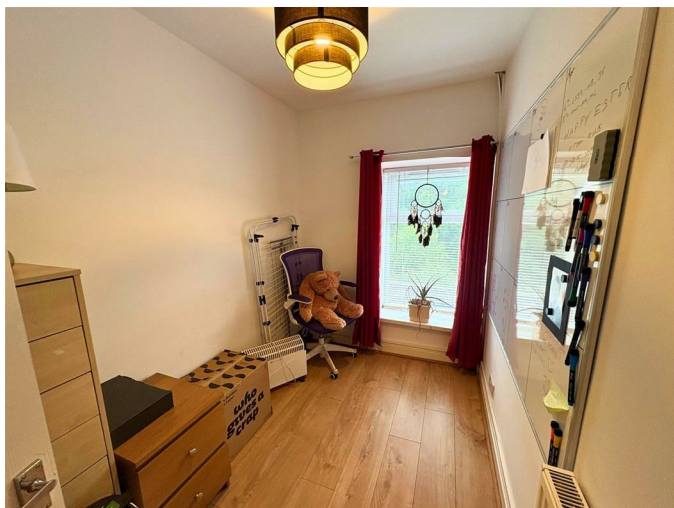
Skimmed ceiling, skimmed walls, wood effect laminate flooring, radiator, uPVC double glazed window to the front.

Bedroom Two 10'4" x 8'0" (3.17 x 2.44)



Skimmed ceiling, skimmed walls, wood effect laminate flooring, radiator, uPVC double glazed window to the rear.

Bedroom Three 5'11" x 9'8" (1.82 x 2.97)



Skimmed ceiling, skimmed walls, wood effect laminate flooring, radiator, uPVC double glazed window to the front.

Family Bathroom 9'4" x 8'1" (2.87 x 2.47)



PVC clad ceiling, tiled walls, wood effect laminate flooring, radiator, four piece suite comprising a quadrant shower cubicle with built-in jets, panel bath, vanity wash hand basin and a low level W.C., uPVC double glazed window with obscured glass to the side.

Outside

Rear Garden



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A tiered rear garden enjoying an elevated position with attractive views across the surrounding hillside. The garden features a substantial paved seating area, areas of lawn and established planting, with steps connecting the various levels and providing access throughout. The elevated aspect creates an excellent outdoor space with plenty of potential for further landscaping.

Garage



A useful detached garage providing secure parking and additional storage space, with an up-and-over door accessed directly from the street to the rear of the property. A separate uPVC side door provides convenient pedestrian access from the rear garden, with the garage also benefitting from power, lighting and a window overlooking the surrounding hillside.

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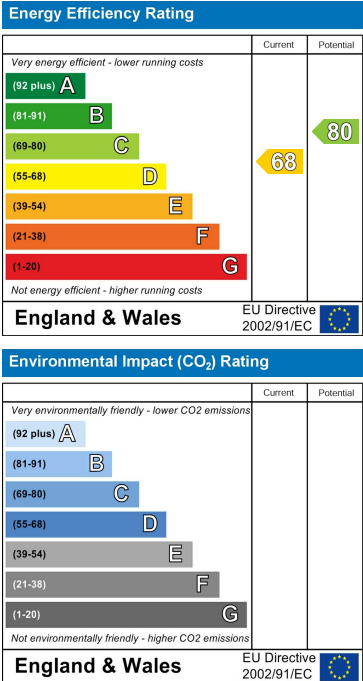
Floor Plan



Area Map



Energy Efficiency Graph



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