



## **14 Penrhiwgoch, Port Talbot, SA12 8LN**

### **Offers In The Region Of £239,995**

REDUCED..... Nestled in the charming area of Penrhiwgoch, Baglan, Port Talbot, this delightful semi-detached dormer bungalow offers a perfect blend of comfort and modern living. With three spacious bedrooms, this property is ideal for families or those seeking extra space. The open-plan kitchen is a standout feature, providing a contemporary and inviting atmosphere for cooking and entertaining, separate lounge with views to the front.

The bungalow boasts a well-appointed ground floor bathroom, along with an additional shower room on the first floor, ensuring convenience for all residents. The layout is thoughtfully designed to maximise space and light, creating a warm and welcoming environment throughout.

For those with vehicles, the property includes a generous driveway that can accommodate up to four cars, making it an excellent choice for families or individuals with multiple vehicles.

The surrounding area is peaceful, offering a sense of community while still being conveniently located for local amenities and transport links, easy access to the M4 and two new super schools.

This semi-detached dormer bungalow is not just a house; it is a home that promises comfort and practicality in a desirable location. Whether you are looking to settle down or invest, this property is a wonderful opportunity that should not be missed.

Please call PENNAF Premier on 01639 760033 to book an appointment to view.

## GROUND FLOOR

### Entrance Hallway

Entrance via Upvc double glazed front door in to hallway, two radiators, carpet (wood flooring under), open staircase leading to first floor.

### Living Room

15'6" x 13'11" (4.725 x 4.260)

Upvc double glazed windows to front and side of property, emulsion walls, artex ceiling with central light fitting, marble feature fire place housing gas fire, radiator, carpet flooring.



### Inner Hallway

Inner hallway with under stair storage cupboard, doors leading to kitchen, family bathroom, 2nd bedroom and 3rd bedroom, two radiators, carpet flooring.

### Open -Concept kitchen

Upvc double glazed windows to side and Upvc double glazed patio doors to rear courtyard.

Matching wall and base units, laminate work surface, large breakfast bar. Space for American fridge/freezer.

Intergrated appliances - washer/dryer, dishwasher, eye level double oven, gas hob. Black resin sink.

Emulsion plastered walls and ceiling, spot lighting. Living space for sitting or dining, radiators. Marble ceramic tile flooring.



### Family Bathroom

12'3" x 6'11" (3.746 x 2.124)

Upvc double glazed opaque window to rear. Bath with panel, low level W.C, wash hand basin, shower cubicle with electric shower fully tiled in shower enclosure. Half tiled and plaster to rest of walls, artex ceiling, central light, radiator, carpet flooring.



### Bedroom Two\Study

10'10" x 24'0" (3.327 x 7.335)

Upvc double glazed patio doors leading onto rear courtyard. Emulsion plaster walls and ceiling, two central lights, two radiators, carpet.



### Bedroom Three

11'4" x 10'5" (3.457 x 3.183)

Upvc double glazed window to front.

Emulsion plaster walls and ceiling, central light, radiator, wood flooring.



## FIRST FLOOR

### Stairs and Landing

Upvc double glazed stained glass window at top of stairs, open stairs with wooden banister leading to the first floor.

### Master Bedroom

14'0" x 12'2" (4.284 x 3.710)

Upvc double glazed window to rear.

Emulsion plaster walls and ceiling, central light, side lights above bed.

Range of fitted wardrobes, radiator, laminate flooring.





## Shower Room

9'1" x 4'10" (2.789 x 1.498)

Upvc double glazed window to rear.

Shower cubicle fully tiled with electric shower, low level W.C, wash hand basin, fully tiled walls.

Cupboard housing boiler with storage, access to attic.

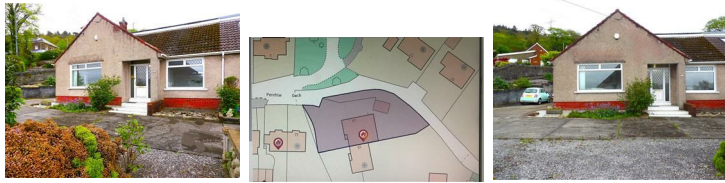


## Rear Garden Area

Wrought iron gate leading to courtyard garden, patio area with mature shrubs.

Pathway to side of property leading to upper patio area fully enclosed with original stone walls with picturesque views over the bay.

## EXTERNAL



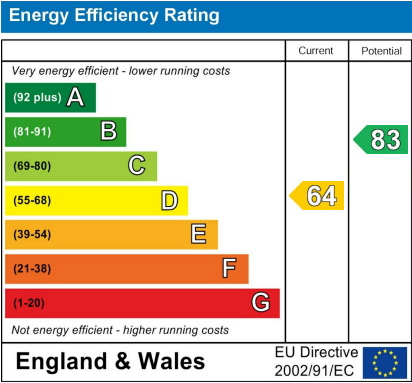
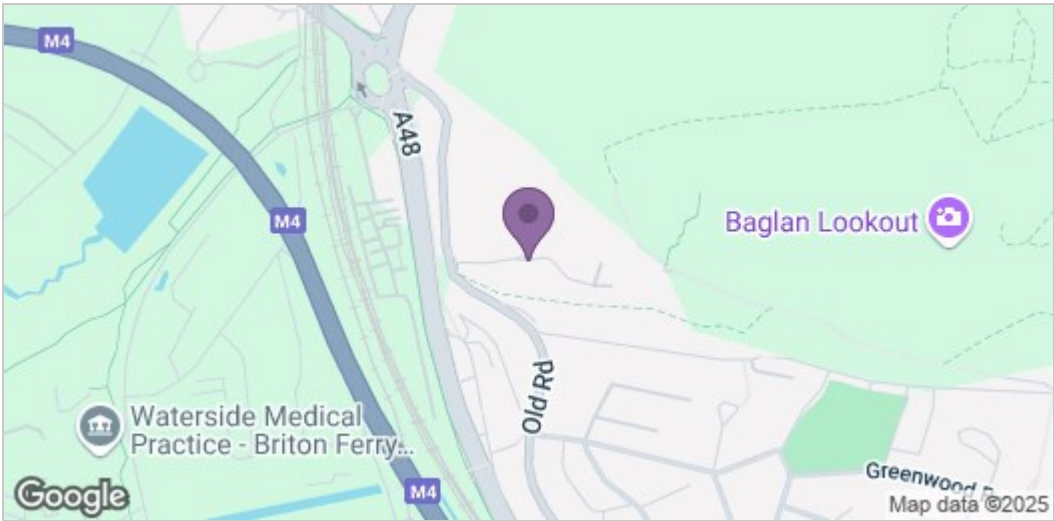
## Front

Large driveway to the approach with shared access to adjoining property. Stoned area to with mature trees and shrubs.



## Garage

Double garage with electricity power, large driveway for several cars. Outside tap.



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