

2 Avondale Terrace  
Cymmer  
Port Talbot  
SA13 3LU

130,000



- \*RIVERSIDE SETTING\*
- \*VILLAGE LOCATION\*
- \*RECENTLY REFURBISHED TO A HIGH STANDARD\*
- Traditional 3 Bedroom Double Fronted Semi-Detached Property
- Beautiful Country Walks Close By
- Close to all local amenities
- Internal Viewing Highly Recommended

Ref: PRA11869

Viewing Instructions: Strictly By Appointment Only

## General Description

Beautiful traditional double fronted three-bedroom semi-detached property which has been tastefully refurbished throughout. The property is in the picturesque Afan Valley surrounded by many mountain & woodland walks, cycle tracks & Glynchorrowg fishing ponds. The property is also close to all local amenities, Swimming Pool, Library, doctors' surgery, shops, pub & restaurant, Sports centre, local cafe. The property is also accessible to the M4 Motorway & main line railway stations.

The property comprises: - GROUND FLOOR: - Entrance; Dining Room; Lounge; Kitchen; Utility Area. FIRST FLOOR: - Landing; Shower Room; Master Bedroom and Two further bedrooms. OUTSIDE: - Layby parking at front with generous size rear forecourt & additional sitting area at rear.

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## Accommodation

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### Ground Floor

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#### Entrance

via a uPVC double glazed front door with obscure glazed panels leading into: -



#### Dining Room (14' 11" x 10' 0") or (4.55m x 3.06m)

Access to first floor, LVT flooring, uPVC double glazed window to the front, skimmed ceiling, two radiators, two attractive recesses with shelving, two glass panel doors one leading into lounge & one into kitchen: -



#### Lounge (16' 8" x 12' 11") or (5.09m x 3.93m)

uPVC double glazed window to the front, LVT flooring, one radiator, skimmed ceiling, sash window to the rear, recess with attractive shelving & cupboards.



#### Kitchen (10' 11" x 7' 10") or (3.33m x 2.40m)

High quality fitted kitchen in whisper grey with pewter fittings, complimentary woodblock effect worktop, freestanding gas double oven (can remain), stainless steel sink unit with chrome mixer taps, attractive splashback, chrome cooker hood, integrated slimline dishwasher, integrated fridge-freezer, LVT flooring, plinth mounted space saver heater, skimmed ceiling with chrome spotlighting, recess with shelving, uPVC window to the side, glass panel door leading out into a utility area.

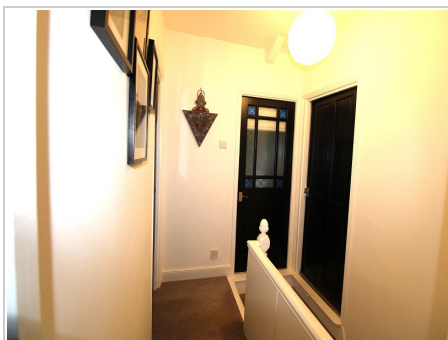


## Utility Area

Fitted kitchen cupboard in whisper grey with pewter handles, uPVC window to the rear, half glazed uPVC door to the rear, LVT flooring, skimmed ceiling, and spotlighting.

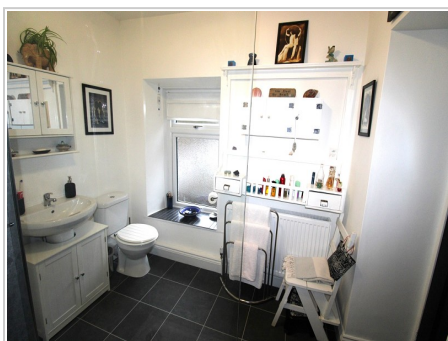
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## First Floor



## Landing

Split level landing with quality fitted carpet, skimmed ceiling, loft access.



## Shower Room

Accessed via an attractive black door with stained glass panels and chrome fittings, a three piece suite in white to include a double shower cubicle, attractive grey panelling to shower area with chrome multiheaded shower & glass shower screen, low level WC, pedestal sink with chrome mixer taps, attractive vinyl flooring, one radiator, skimmed ceiling, uPVC obscure glazed window to the side, white louvre door leading into a generous size storage cupboard housing the combination boiler, washer/dryer ( can remain).



## Master Bedroom (15' 3" x 9' 4") or (4.65m x 2.85m)

Generous size master bedroom with uPVC double glazed window to the front, quality fitted carpet, one radiator, skimmed ceiling, black panel door with chrome fittings.



## Bedroom 2 (13' 8" x 7' 9") or (4.17m x 2.35m)

Two uPVC double glazed windows to the front, quality fitted carpet, one radiator, skimmed ceiling, black panel door with chrome fittings.



## Bedroom 3 (8' 0" x 7' 5") or (2.45m x 2.26m)

uPVC double glazed window to the rear with river views, quality fitted carpet, one radiator, skimmed ceiling, black panel door with chrome fittings.

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## Outside

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## Front

Layby parking to front.

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## Rear

Mountain & river views with open aspect, generous size courtyard area. Door leading into an attached out building, power & lighting with ample storage, plastic storage unit can remain, outside tap, recently upgraded grey weather-proof render, gate giving side access.

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## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:58

## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band A

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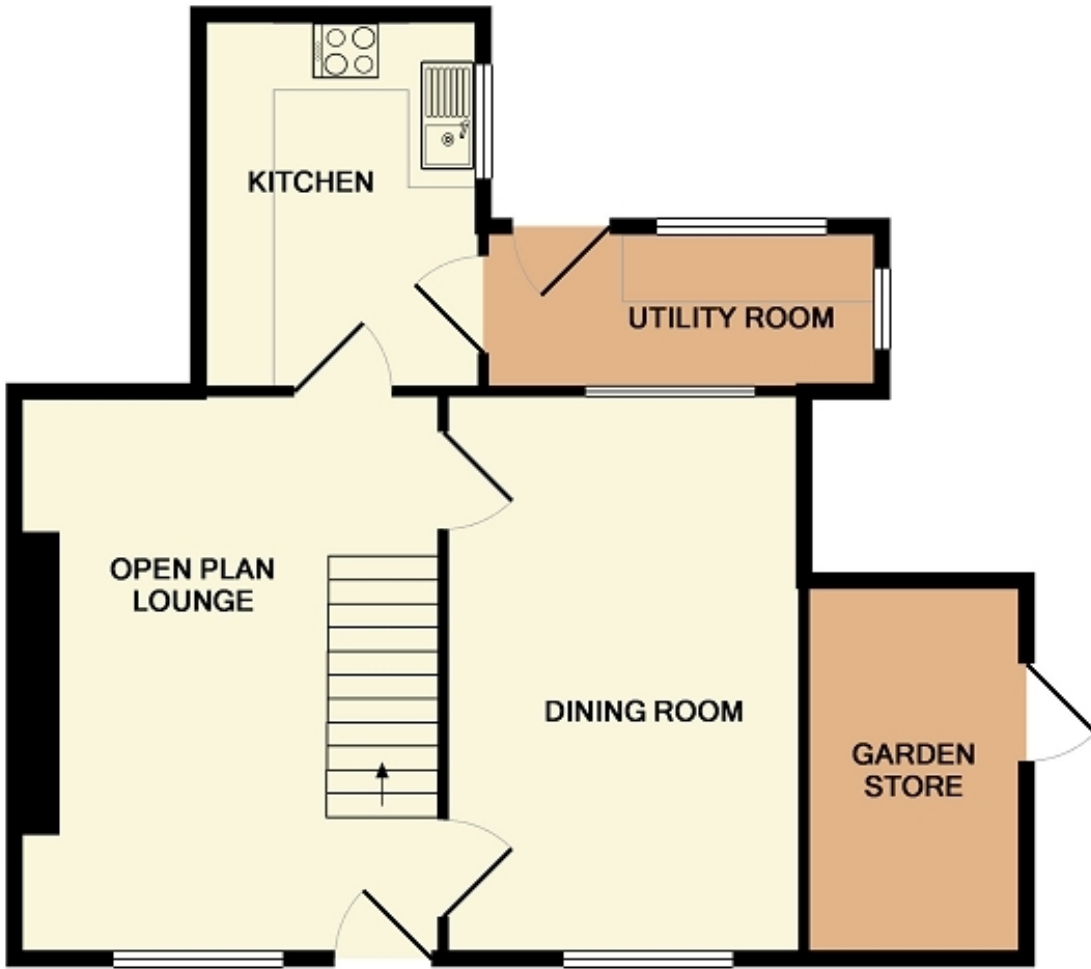


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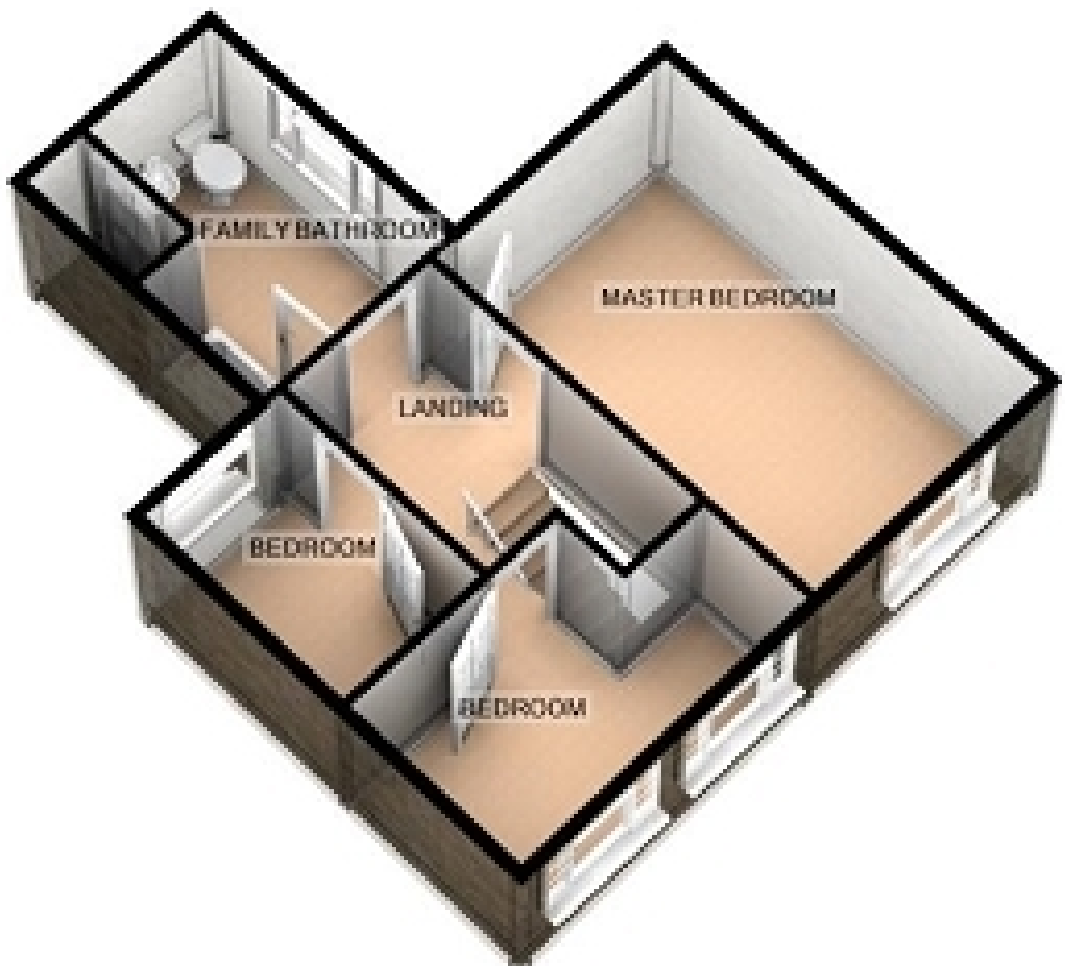
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YOUR HOME



GROUND FLOOR



1ST FLOOR



1ST FLOOR



GROUND FLOOR



*All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.*