



4, Bevans Terrace, Pontrhydyfen,
Neath Port Talbot, SA12 9TR.

Offers Over £129,950

*****Virtual Tour Available*****

- * Abbey Residential Agents are delivering results.
- * Bespoke Virtual Tour.
- * Bespoke Enhanced Photographs.
- * Bespoke Floor Plan.
- * Tailored Packages for all clients.
- * Locally Owned Family Business.
- * Covid-19 Safe Agency Practices in Place.

Abbey Residential Agents are proud to offer for sale by private treaty this elevated two bedroom middle terraced home with views to the front aspect of the surrounding countryside. We expect high demand for this ideal starter home or a family downsizing and strongly recommend virtual viewing in the comfort and safety of your own home. Click the link for virtual tour. If you are interested in this home. Call us today. The homes in this location are rarely on the market for sale. Vacant Possession with no onward chain. This home is situated in the village of Pontrhydyfen, where there are scenic walks, nature trails and a short distance from Afan Argoed. Good access roads into Neath and Port Talbot. The property benefits from gas fired heating and is double glazed. To the ground floor there is an entrance hall, open plan lounge/diner and a modern fitted kitchen. To the first floor there are two bedrooms and a four piece family bathroom. Externally there is a tiered rear garden.

Entrance

Via frosted pvc door into the hall.

Hall

Staircase to the first floor. Radiator. Hardwood flooring. Door into the dining room.

Dining Room

10' 5" x 15' 1" (3.17m x 4.59m)

Double glazed window to the rear aspect, radiator, hardwood flooring, textured ceiling with coving.

Under stairs cupboard. Open to the lounge. Door to the kitchen.

Lounge

10' 9" x 9' 4" (3.27m x 2.84m)

Double glazed window to the front aspect, radiator, textured ceiling with coving.

Kitchen

8' 7" x 8' 7" (2.61m x 2.61m)

Double glazed window and full width pvc door to the side aspect, radiator. Plain plastered ceiling. A range of wall and base units inset stainless steel sink unit, plumbed for a washing machine, inset gas hob,

oven, extractor fan. Tiled splash backs. Concealed cupboard housing boiler.

First Floor Landing

Doors off to the first floor rooms.

Bedroom One

9' 4" x 15' 3" (2.84m x 4.64m)

Two double glazed windows to the front aspect, radiator, textured ceiling.

Bedroom Two

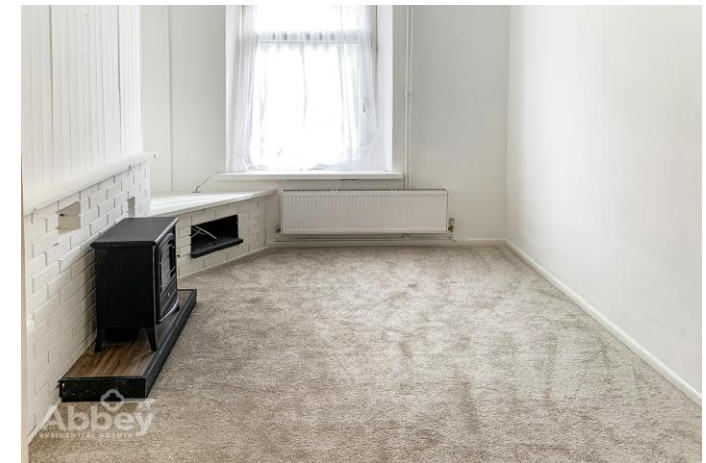
12' 7" x 8' 1" (3.83m x 2.46m)

Double glazed window to the rear aspect, radiator.

Family Bathroom

9' 5" x 6' 9" (2.87m x 2.06m)

Frosted double glazed window to the rear aspect. Access to the loft. A four piece suite consisting of pedestal wash hand basin panelled bath, w.c, shower cubicle. Chrome towel rail. Partial tiled to walls.



Garden

To the front there are steps up to the front entrance door. To the rear there a hard standing area and steps up to a tiered rear garden.

Council Tax - A

Tenure - Freehold

Please obtain verification from your solicitor.

Viewing strictly by appointment with the selling agents

Due to the Covid-19 situation we have 360 degrees panoramas of each room of this home for your perusal via our virtual tour tab. Physical viewing will have to be a minimum upon qualification by our team. Safety is paramount to all parties in the process. Please respect the procedures in place at this time.

Disclaimer

These property particulars, together with photographs and floor plans are intended to give a fair description of the home, however they do not form any part of a contract. Purchasers must satisfy themselves by personal inspection of the home. The

vendor, their agents, Abbey Residential Agents and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Abbey Residential Agents have added the Energy Performance Certificate to the property particulars. Any appliances and/or services mentioned with these particulars have not been tested or verified by Abbey Residential Agents. All negotiations should be conducted through Abbey Residential Agents. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Abbey Residential Agents in relation to these charges has been provided to us by the vendor and has not been verified by Abbey Residential Agents. 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 professional work without consent from the NCIS. 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.





Energy Efficiency Rating

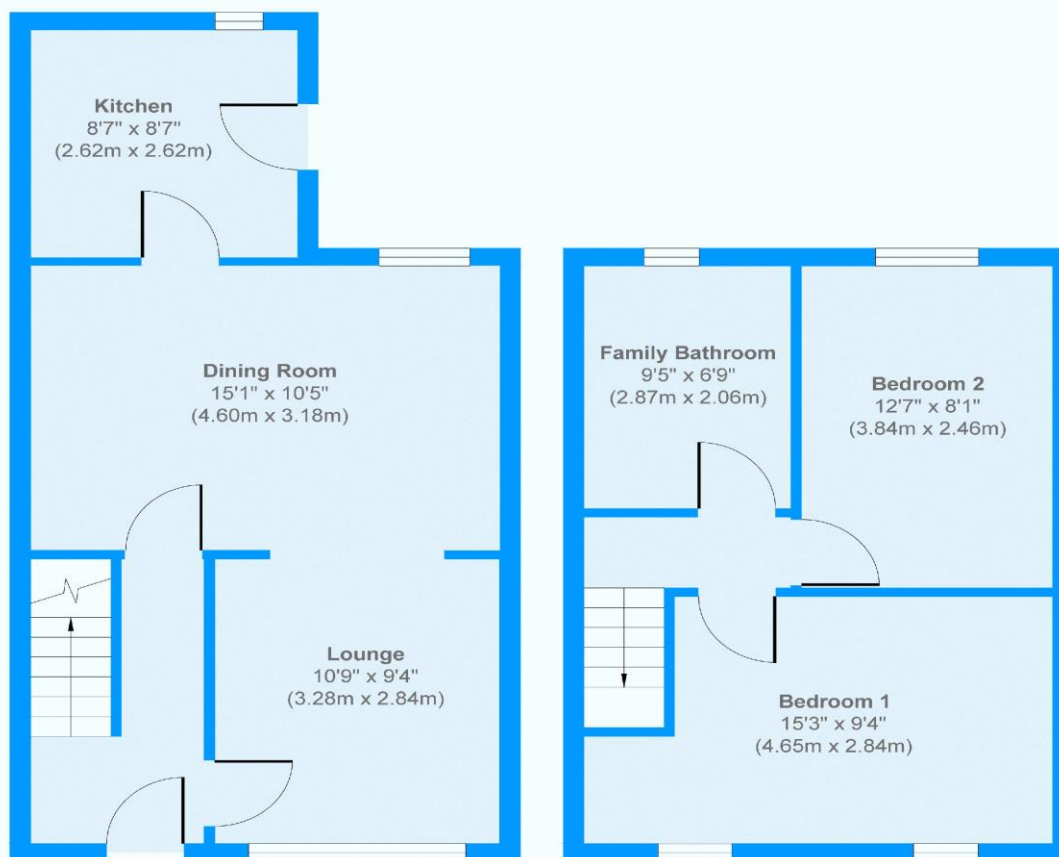
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		87
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

EU Directive
2002/91/EC



4 Bevans Terrace, Pontrhydyfen, SA12 9TR



Ground Floor
Approximate Floor Area
405 sq. ft
(37.62 sq. m)

First Floor
Approximate Floor Area
329 sq. ft
(30.56 sq. m)

Approx. Gross Internal Floor Area 734 sq. ft / 68.18 sq. m

Produced by Elements Property

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