



Abergwernffrwd Row, Tonmawr,  
Port Talbot, Neath Port Talbot, SA12 9UP.

Offers in the Region Of £149,999

\*\*\*\*\*Exclusive with Abbey Residential Agents\*\*\*\*\*

If you are interested in this home, please contact ourselves verbally. Abbey Residential Agents are proud to offer for sale by private treaty this freehold three bedroom end terraced fully renovated family home in the village location of Tonmawr. This home has been in the same family over 100 years and has been carefully renovated throughout. We strongly recommend internal viewing of this family home to avoid any disappointment. Vacant Possession with No Onward Chain. There are a number of local walks in the local area and far reaching views of the surrounding countryside. Good road link to adjoining location of Pontrhydyfen and Cimla. A short car journey to Afan Forest Park. The home benefits from recently installed carpets in a neutral grey throughout, well appointed modern fitted kitchen and a three piece first floor family bathroom. The accommodation consists of an entrance hall, lounge/diner, modern fitted kitchen. To the first floor there are three bedrooms and a family bathroom. Externally there is a tiered rear garden.

## Entrance

via pvc door into the hall.

## Hall

Door into the dining room.

## Dining Room

10' 6" x 16' 1" (3.20m x 4.90m)

Double glazed window to the front aspect, radiator, plain plastered ceiling with coving. Open to the lounge. Open plan staircase to the first floor.

## Lounge

12' 0" x 16' 1" (3.65m x 4.90m)

Plain plastered ceiling with coving. Door into the kitchen. Focal surround.

## Kitchen

7' 5" x 12' 0" (2.26m x 3.65m)

Double glazed window to the rear aspect, plain plastered ceiling and integrated spot lights. A range of fitted wall and base units inset stainless steel sink unit, cooke and lewis hob, candy oven, stainless steel extractor fan, brick effect tiled splash backs, radiator, cupboard housing boiler. Half frosted pvc

door to the rear garden. Space for a washing machine. Breakfast bar area.

## First Floor Landing

Plain plastered ceiling with coving, doors off to the first floor rooms. Access to the loft with pull down ladder. Spacious attic with an opportunity to convert (subject to planning).

## Bedroom One - A

8' 7" x 9' 7" (2.61m x 2.92m)

Plain plastered ceiling with coving. Opening into B.

## Bedroom One - B

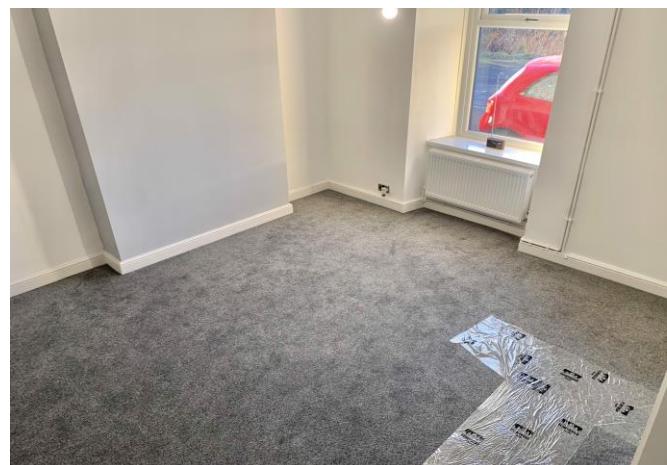
7' 5" x 6' 8" (2.26m x 2.03m)

Double glazed window to the rear aspect, plain plastered ceiling, radiator, suitable for a dressing room or potential en-suite.

## Bedroom Two

10' 4" x 7' 11" (3.15m x 2.41m)

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



### **Bedroom Three**

10' 4" x 7' 6" (3.15m x 2.28m)

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

### **Family Bathroom**

7' 10" x 7' 11" (2.39m x 2.41m)

Frosted double glazed window to the rear aspect, vinyl flooring. Plain plastered ceiling with coving and integrated spot lights, radiator, extractor fan. A well appointed family bathroom suite which consists of toilet, wash hand basin, four footed bath. Storage beneath the bath, radiator.

### **Garden**

To the front of the home it is fronting the pavement. To the side of the home there is ample parking with access to the rear garden. The rear garden is tiered of shingle. Outside water tap supply. Outside light.

### **Tenure - Freehold**

Please check the tenure with your solicitor.

### **Council Tax - B**



### **Energy Performance Certificate**

Current - 61 - D Potential - 103 - A - Total Floor Area 87 square metres. Certificate Number 0068-1210-1404-9599-0404-9421 Valid until 4th June 2034. Full EPC can be located on [www.epcregister.com](http://www.epcregister.com)

### **Viewing by appointment with the selling agents.**

Please contact ourselves to arranging a viewing of the home.

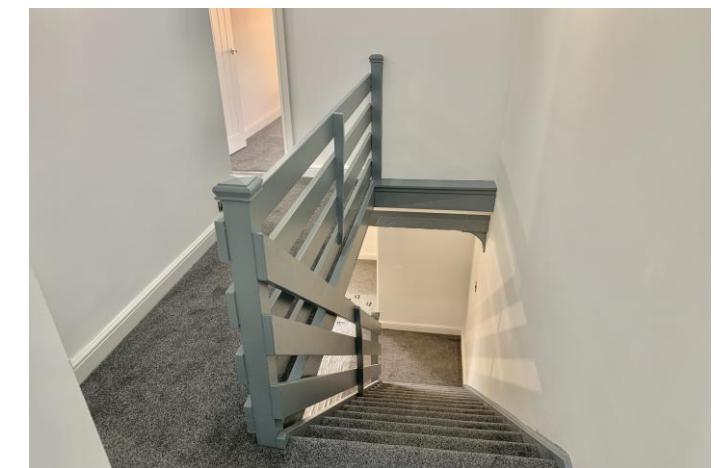
### **Disclaimer**

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



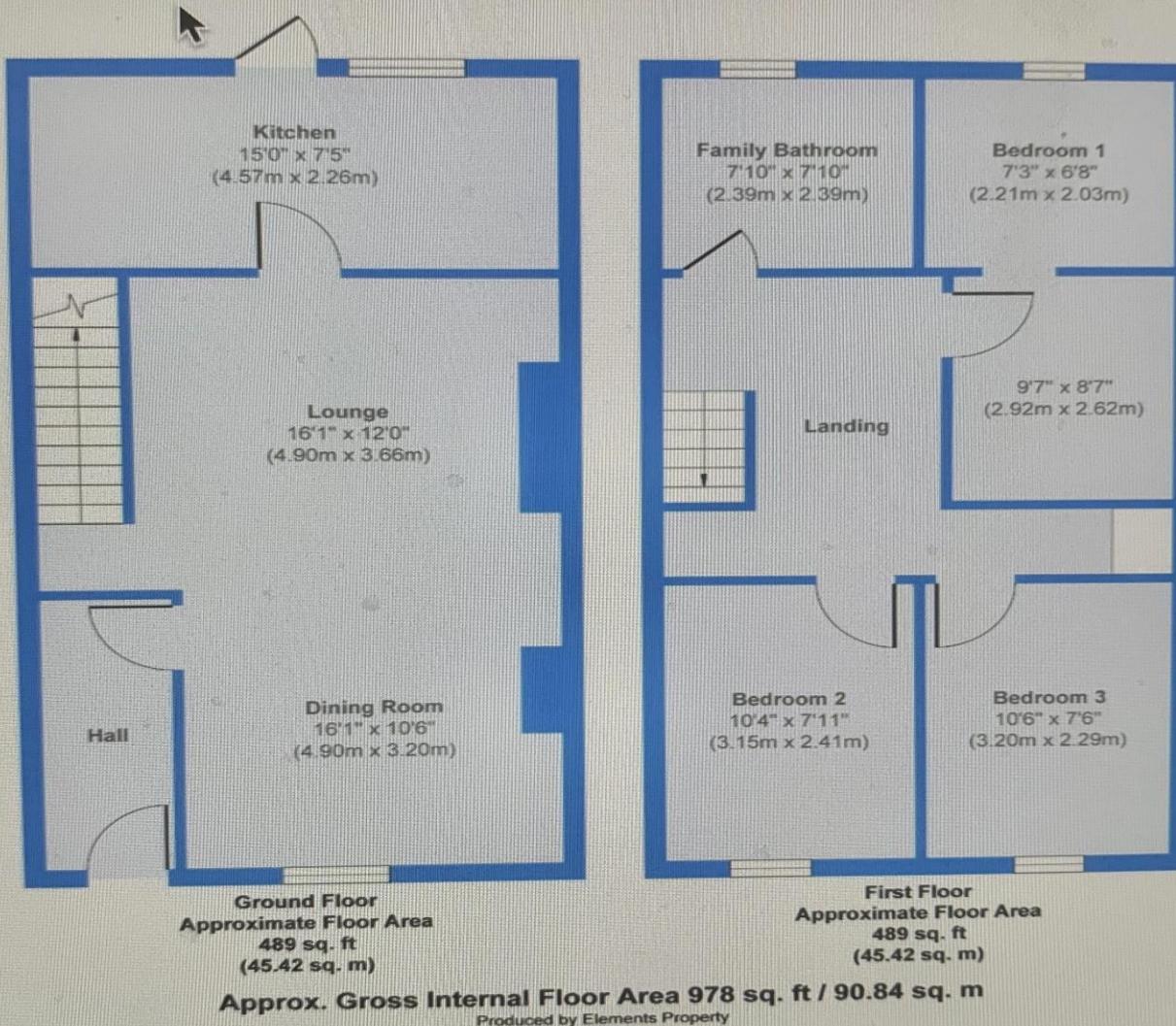
Residential Agents. All negotiations should be conducted through Abbey Residential Agents. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Abbey Residential Agents in relation 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.







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