Payton Jewell Caines



16 Efail Fach, Pontrhydyfen - SA12 9TY

Port Talbot

£250,000







16 Efail Fach

Pontrhydyfen, Port Talbot

This beautifully presented four bedroom terraced cottage offers a rare opportunity to acquire a spacious and versatile family home in a sought-after location. The property features two well-proportioned reception rooms, providing flexible living spaces that are ideal for both relaxing and entertaining. The ground floor benefits from a modern bathroom, while the first floor is served by a convenient shower room, ensuring practicality for busy households. Each of the four bedrooms has been thoughtfully arranged to maximise comfort and natural light, with neutral décor that complements a variety of furnishings and personal styles. The kitchen is well equipped and offers ample storage and workspace, making meal preparation a pleasure. Characterful features blend seamlessly with tasteful updates throughout, creating a welcoming and homely atmosphere. The layout has been designed with family life in mind, offering plenty of space for everyone to enjoy their own privacy as well as areas to come together. The property is ideally positioned for easy access to local amenities, schools, and transport links, making it a practical choice for commuters and families alike. Early viewing is highly recommended to fully appreciate the generous accommodation and the charm this cottage has to offer. Whether you are looking to upsize or seeking a home with character and ample space, this property is sure to impress with its thoughtful design and excellent proportions

- Characterful Four Bedroom Cottage
- Spacious & Versatile Family Accommodation
- Front & Rear Enclosed Gardens
- Blend of Character & Modern Comfort







- Characterful Four Bedroom Cottage
- Spacious & Versatile Family Accommodation
- Front & Rear Enclosed Gardens
- Blend of Character & Modern Comfort
- Modern Bathroom & Separate Shower Room
- Four Well-Proportioned Bedrooms
- Two Reception Rooms Ideal for Family Living
- Popular Village Location with Scenic Surroundings
- Front & Rear Gardens
- Viewing Highly Recommended

Entrance Porch
8' 2" x 9' 10" (2.50m x 3.00m)
Via PVCu door into the entrance porch with two PVCu windows.

Reception 1 / dining room
14' 4" x 21' 2" (4.37m x 6.44m)
Wood beams to the ceiling, two PVCu bay windows, two radiators, feature ornate fireplace and stairs leading to the first floor.

Kitchen
18' 5" x 9' 9" (5.62m x 2.98m)
Three PVCu windows, integrated cooker, space for washer/dryer, radiator and extractor fan.

Utility
17' 1" x 10' 8" (5.20m x 3.24m)
Space for two fridge/freezers, integrated cupboards, sink and space for washer/dryer. Boiler, radiator, PVCu window and PVCu door leading to the rear garden.

Bathroom
8' 2" x 10' 1" (2.50m x 3.07m)
PVCu window and radiator. Three piece suite comprising bath with overhead shower, wash hand basin and WC.

Reception 2
14' 5" x 23' 2" (4.39m x 7.05m)
Wood beams to the ceiling, large sliding PVCu door, two PVCu windows, two radiators, multi fuel burner and beautiful cottage style fireplace with wooden hearth and brick surround.

Landing
Doors leading off to four bedrooms, shower room and separate WC.

Bedroom 1
24' 0" x 14' 2" (7.31m x 4.32m)
Wood beams to the ceiling, two radiators and two PVCu windows.

Bedroom 2
10' 0" x 10' 6" (3.05m x 3.19m)
PVCu window and radiator.

Shower room
4' 3" x 7' 7" (1.30m x 2.30m)
Shower and wash hand basin. PVCu window and radiator.

WC
2' 10" x 4' 11" (0.87m x 1.51m)
WC and PVCu window.

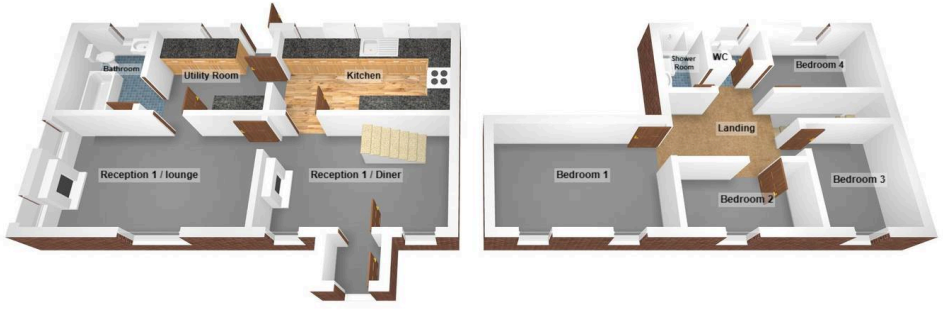
Bedroom 3
8' 3" x 9' 5" (2.52m x 2.86m)
Radiator and PVCu window.

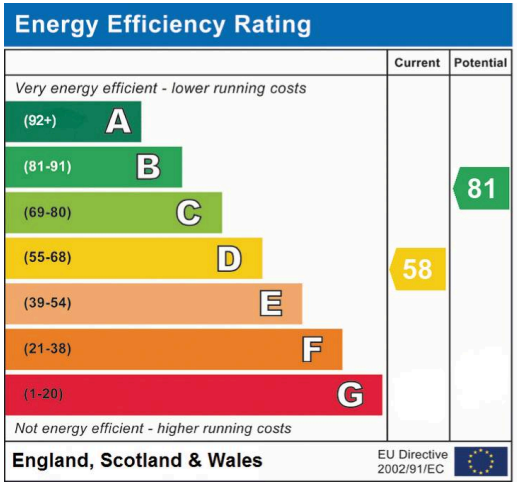
Bedroom 4
11' 4" x 10' 9" (3.45m x 3.27m)
Radiator and PVCu window.

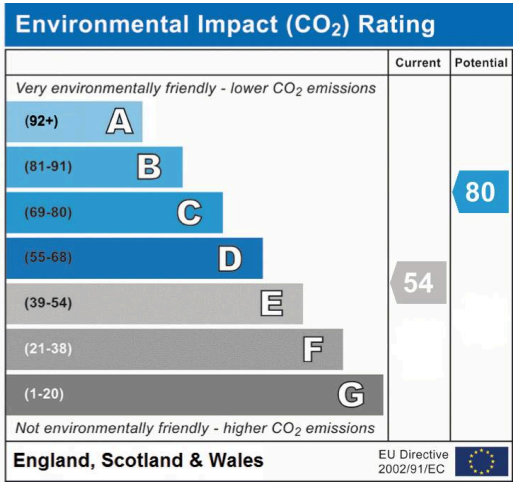
Outside
Stone retaining walls to the front. Laid to lawn with steps. Good sized rear garden with potential for driveway parking (subject to planning). Rear lane access and side access to the front garden. Lovely views over the Afan Valley






Bathroom
Utility Room
Kitchen
Reception 1 / lounge
Reception 1 / Diner
Shower Room
WC
Bedroom 4
Landing
Bedroom 1
Bedroom 2
Bedroom 3


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
58
81
England, Scotland & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO_2 emissions
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO_2 emissions
54
80
England, Scotland & Wales
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