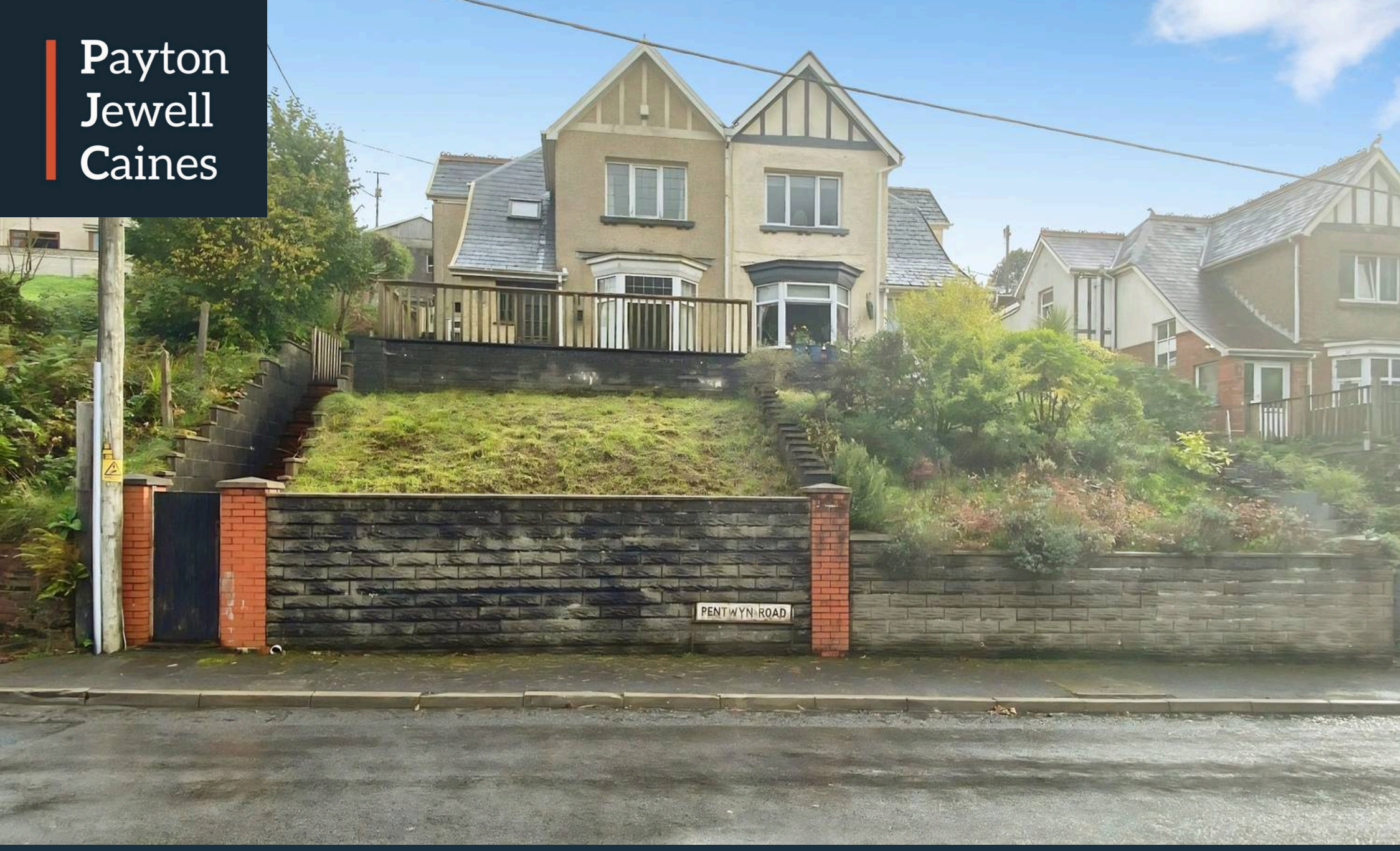
Payton Jewell Caines

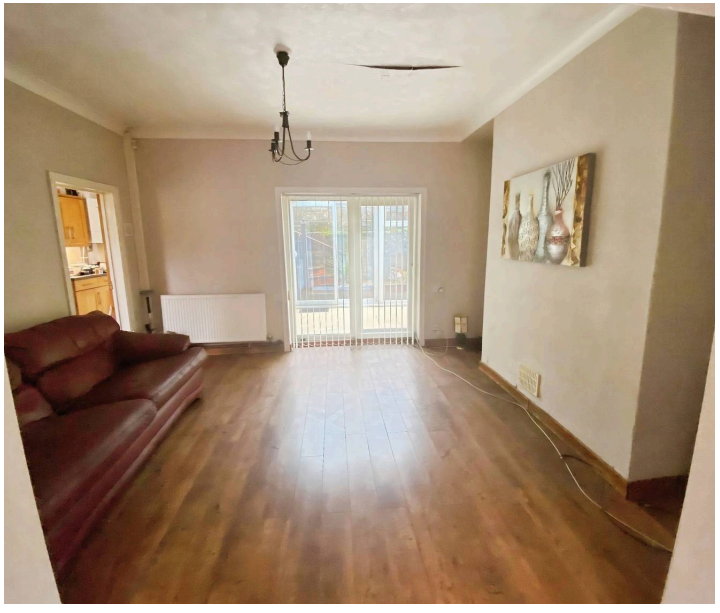


1 Pentwyn Road, Cynonville - SA13 3HH

Port Talbot

£160,000







1 Pentwyn Road

Cynonville, Port Talbot

This spacious three bedroom semi detached house presents an excellent opportunity for buyers seeking a property to make their own. The interior features two generous reception rooms, ideal for both relaxing and entertaining, along with a bright conservatory that offers additional living space. The kitchen is well-proportioned and provides scope for modernisation and personalisation. Upstairs, there are three comfortable bedrooms, each offering good natural light and flexible accommodation for families or those needing a home office. The property is in need of modernisation, making it a perfect project for those wishing to add value and create a bespoke home. Additional benefits include a garage for secure parking or storage, as well as practical layout options throughout. With its appealing outlook and potential for improvement, this house is well suited to both first-time buyers and investors. Early viewing is highly recommended to appreciate the scope and possibilities this property has to offer.

- Three bedroom semi detached house
- Two reception rooms
- Conservatory
- Front and rear gardens
- Garage
- EPC - C
- In need of full refurbishment






PENTWYN ROAD

Entrance
Via wooden door into hallway, part wooden/part papered ceiling, coving, papered walls, PVCu window overlooking the side of the property, radiator and laminate flooring. Staircase with fitted carpet leading to the first floor.

Reception room 1
13' 1" x 10' 10" (4.00m x 3.29m)
Papered and coved ceiling, papered walls, PVCu double glazed bay window overlooking the front of the property, log burner, radiator and laminate flooring. Opening into reception room 2.

Reception room 2
14' 6" x 11' 2" (4.43m x 3.40m)
Papered and coved ceiling, papered walls, PVCu double glazed patio doors leading into the conservatory, radiator and wooden flooring. Opening into the kitchen.

L shaped Kitchen
16' 0" x 10' 8" (4.87m x 3.24m)
Artexed and coved ceiling, part papered/ part tiled walls, radiator, PVCu double glazed window overlooking the rear of the property, PVCu double glazed window overlooking the front and side of the property and tiled flooring. A range of wall and base units with a complementary work surface housing a stainless steel sink and drainer. Space for dishwasher. Plumbing for automatic washing machine. Space for cooker and fridge/freezer. Wall mounted gas combination boiler. Opening into the conservatory.

Conservatory
9' 11" x 7' 9" (3.02m x 2.36m)
Glass roof, PVCu double glazed sliding doors leading out to the rear garden, radiator and tiled flooring.

First floor landing
Via stairs with fitted carpet. Velux window, papered walls, radiator and fitted carpet. Four doors leading off.

Family bathroom
7' 9" x 6' 9" (2.35m x 2.06m)
Artexed and coved ceiling, access to loft, tiled walls, chrome towel rail radiator, PVCu double glazed window to the side of the property and wooden floorboards. Three piece suite comprising low level WC, pedestal wash hand basin and shower cubicle.

Bedroom 1
10' 10" x 10' 8" (3.29m x 3.25m)
Artexed ceiling, papered walls with dado rail, PVCu double glazed window overlooking the front of the property, radiator and fitted carpet.

Bedroom 2
11' 3" x 11' 1" (3.44m x 3.38m)
Papered walls, PVCu double glazed window overlooking the rear of the property, radiator and fitted carpet.

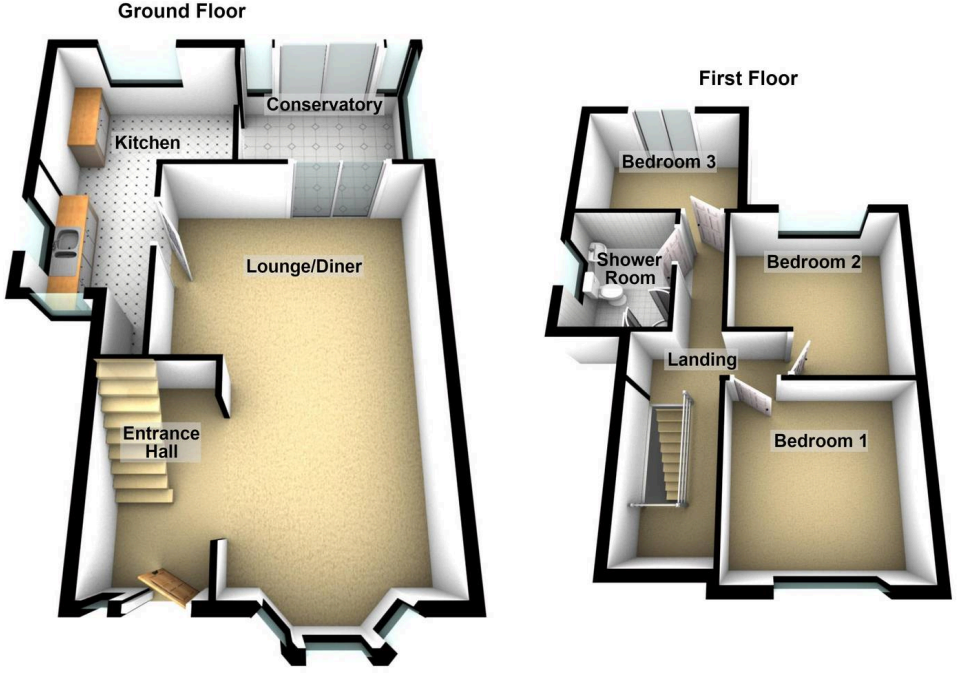
Bedroom 3
10' 9" x 7' 2" (3.28m x 2.19m)
Coved ceiling, papered walls, PVCu double glazed French doors leading out on to the rear garden, radiator and wooden floorboards.

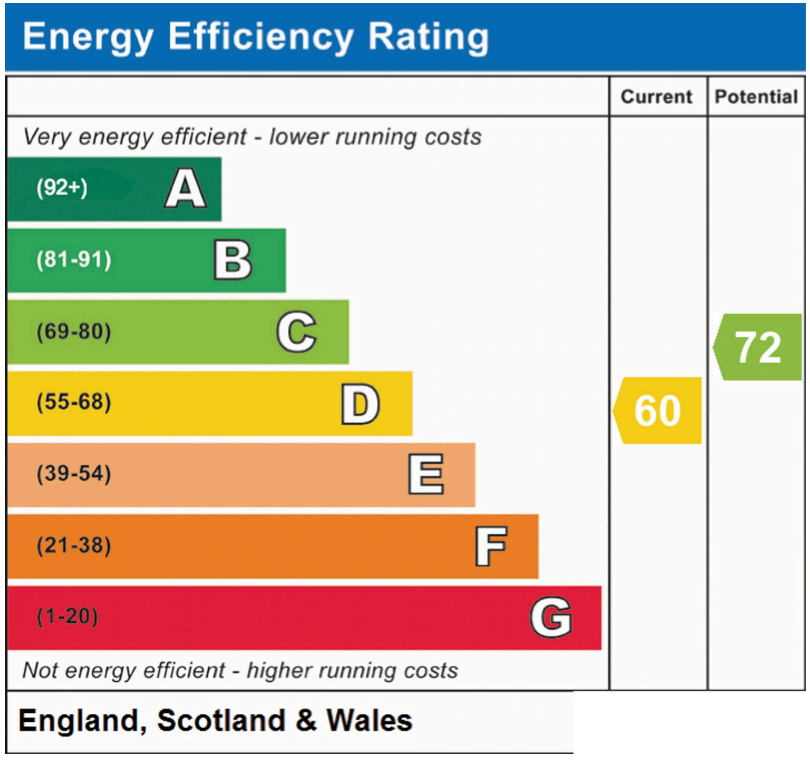
Outside
The rear garden has steps leading up to an area laid to patio. Access to the rear via wooden gate. Greenhouse. Garage to the rear. Access to the front of the property via steps and pathway leading to the front door. Pathway leading to the rear of the property. The front garden is laid to decking with wooden balustrade.

Garage
Accessed via a large, remotely operated electronic roller door with an inspection/servicing pit in the floor and large workshop attached (which also provides access to the garage via a side door).









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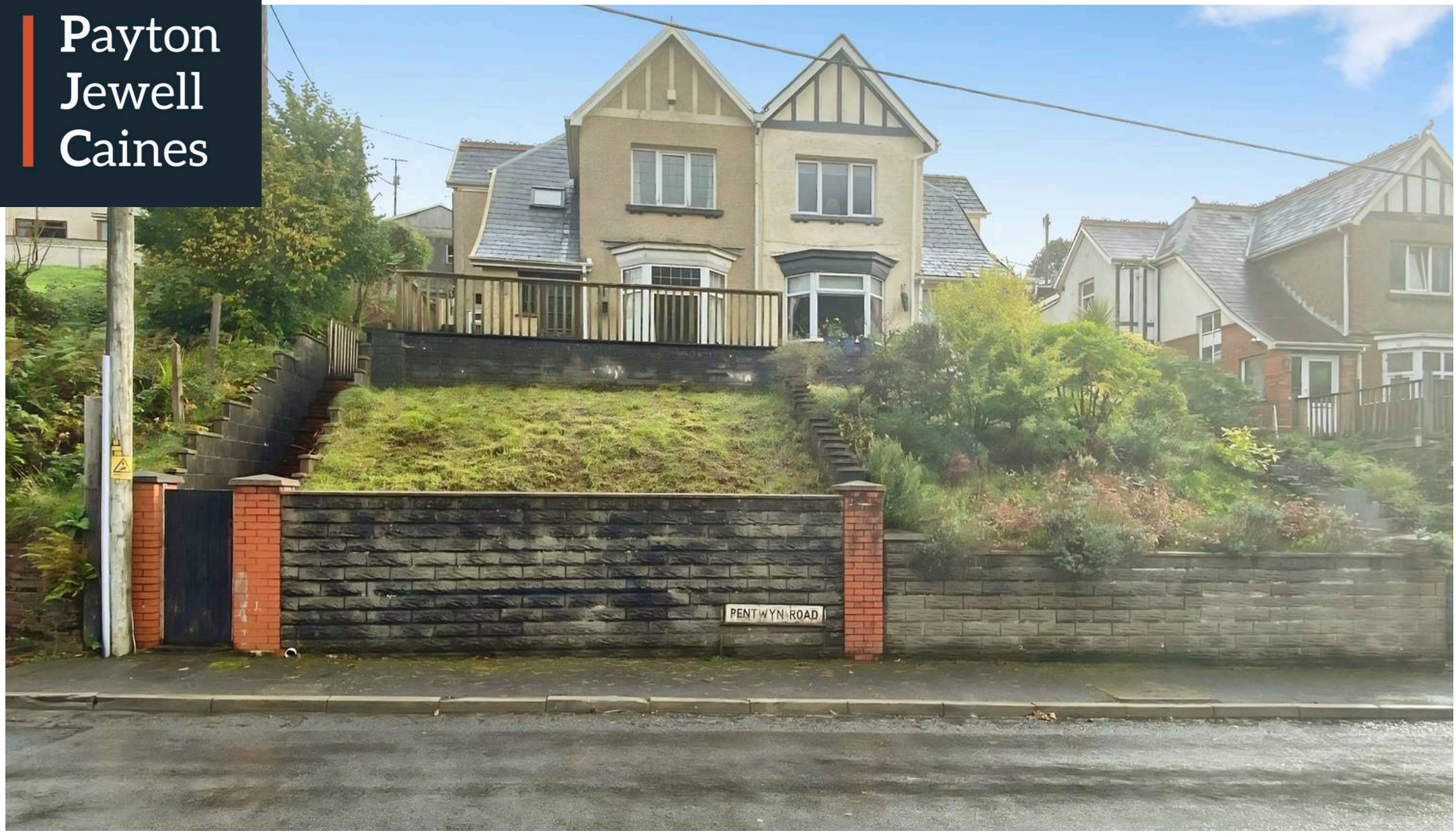

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