



Bryngurnos Street, Bryn, Port Talbot, Neath
Port Talbot. SA13 2RY

£119,000



Bryngurnos Street, Bryn, Port Talbot, Neath Port Talbot. SA13 2RY

Situated within the SEMI RURAL village of Bryn this traditional mid terrace would be ideal for FIRST TIME BUYERS and is available for sale with NO CHAIN. The property benefits from picturesque VIEWS of the valley from the front elevation and early viewing is recommended.

£119,000 - Freehold

- Three bedroom mid terrace
- Generous sized lounge
- Kitchen with separate utility room
- Four piece bathroom suite. EPC-E50
- Enclosed low maintenance rear garden
- Available with no ongoing chain



DESCRIPTION

Situated within the quiet village of Bryn this mid terrace has been modernised throughout and would be ideal for anyone looking for their first home. The property benefits from good road and bus links to the town centres of Port Talbot and Maesteg, local schools and amenities and is offered for sale with no onward chain.

Accommodation briefly comprises to the ground floor entrance porch, spacious lounge, kitchen, utility area and modern bathroom with a four piece suite. To the first floor there is a landing leading to three bedrooms.

Externally to the rear there is an easy maintainable garden with storage shed and rear lane access.

ENTRANCE PORCH

Via PVCu door. Skimmed ceiling. High rise cupboard housing electric meter. Emulsioned walls. Ceramic tiled flooring. Stained glass panelled door through to:

LOUNGE (20' 6" x 16' 1") or (6.24m x 4.90m)

PVCu double glazed window overlooking the front offering views of the valley. Timber framed window overlooking the utility room. Staircase leading to the first floor. Understairs storage cupboard. Feature electric fireplace. Two radiators. Fitted carpet.

KITCHEN (9' 10" x 9' 7") or (2.99m x 2.93m)

PVCu double glazed window overlooking the utility room. Fitted kitchen having a range of wall and base units with complimentary roll edge work surfaces. Stainless steel inset sink and drainer with mixer tap. Built-in electric oven and hob with overhead extractor. Radiator. Ceramic tiled flooring. Stained glass panelled door through to:

LEAN-TO/UTILITY AREA (10' 7" x 6' 5") or (3.23m x 1.96m)

Perspex roof. Frosted glass PVCu door leading out on to the rear garden. PVCu double glazed window overlooking the rear. Base units with complimentary roll edge work surfaces. Stainless steel inset sink and drainer with mixer tap. Wall mounted Baxi boiler. Ceramic tiled flooring.

DOWNSTAIRS BATHROOM (10' 0" x 5' 6") or (3.04m x 1.67m)

Frosted glass PVCu double glazed Tilt and Turn window overlooking the rear. White four piece suite comprising low level w.c., pedestal, panelled bath and walk-in corner shower cubicle. Tiling to splashback areas. Heated towel rail. Ceramic tiled flooring.

FIRST FLOOR LANDING

Access to loft. Smoke detector. Radiator. Fitted carpet.

BEDROOM 1 (17' 1" x 9' 11") or (5.21m x 3.02m)

Two PVCu double glazed windows overlooking the front offering views of the valley. Television aerial point. Two radiators. Fitted carpet.

BEDROOM 2 (11' 11" x 10' 11") or (3.63m x 3.32m)

PVCu double glazed window overlooking the rear. Television aerial point. Radiator. Fitted carpet.



BEDROOM 3 (9' 8" x 9' 7") or (2.95m x 2.92m)

PVCu double glazed Tilt and Turn window overlooking the rear. Television aerial point. Radiator. Fitted carpet.

OUTSIDE

Enclosed garden to the rear which is partly laid to lawn and patio with mature planting to the borders. There is a brick built-storage shed and wooden gate leading out on to the rear lane.


To the front there is an enclosed courtyard with tiled pathway leading to the front door.

NOTE

Freehold - however the title deeds have not been inspected.



EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		89
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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