



Coronation Street, Bryn, Port Talbot, Neath
Port Talbot. SA13 2SE

£139,995



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We welcome to the market this three bedroom END TERRACE HOUSE WITH NEW ROOF situated within a VILLAGE LOCATION with spectacular rural settings of surrounding countryside. Good road access into MAESTEG TOWN or PORT TALBOT TOWN centres and 4 miles from Jct 40. This property offers good living accommodation and is sold with NO ON GOING CHAIN.

£139,995 - Freehold

- Three bedroom end terraced house NEW ROOF
- Lounge/dining room
- Kitchen/breakfast room
- Downstairs shower room
- Front and rear garden / single garage
- EPC D/ Council Tax B



DESCRIPTION

We welcome to the market this three bedroom END TERRACED HOUSE WITH NEW ROOF situated within a VILLAGE LOCATION with spectacular rural settings of surrounding countryside. Good road access into MAESTEG TOWN or PORT TALBOT TOWN centres. This property offers good living accommodation and is sold with NO ON GOING CHAIN.

Accommodation comprises Entrance hall, Lounge/dining room, Kitchen/breakfast room, shower room. First floor three bedroom, study room and family bathroom. Front and rear garden with garage.

ENTRANCE HALL

Access via PVCu part double glazed door into hall. Artexed ceiling and walls. Fitted carpet. Staircase to first floor. Door into Lounge.

LOUNGE / DINING ROOM (19' 1" x 17' 2") or (5.81m x 5.22m)

Emulsioned ceiling and walls. Fitted carpet. Two radiators. Tiled hearth and wooden mantle. PVCu double glazed window to front elevation.

KITCHEN/BREAKFAST ROOM (12' 3" x 9' 9") or (3.74m x 2.96m)

Artexed ceiling. Emulsioned walls. Range of wall and base units with tiled effect wallpaper splashback areas and complimentary worksurfaces. One and half bowl single drainer sink unit with mixer tap. Breakfast bar area. Tiled flooring. Radiator. Space for cooker, fridge/freezer, dishwasher and washing machine. PVCu double glazed window to rear elevation.

UTILITY ROOM

Artexed ceiling. Respatex to one wall and emulsioned to remaining. Vinyl non slip flooring. Fitted wall and base units with single drainer mixer tap. PVCu double glazed door to rear garden.

DOWNSTAIRS WET ROOM (4' 8" x 4' 5") or (1.43m x 1.34m)

Respatex ceiling and walls. Non slip vinyl flooring. Wall mounted shower, low level w.c. and corner hand basin. Radiator. PVCu frosted double glazed window to side elevation.

FIRST FLOOR LANDING

Artexed ceiling and walls. Radiator. Fitted carpet. All doors lead off.

BEDROOM 1 (10' 1" x 8' 3") or (3.08m x 2.51m)

Artexed ceiling. Papered walls. Radiator. Fitted carpet. Fitted wardrobes. Walk in storage with PVCu frosted double glazed window. PVCu double glazed window to front elevation.

BEDROOM 2 (10' 3" x 8' 8") or (3.12m x 2.64m)

Artexed ceiling. Emulsioned walls. Radiator. Fitted carpet. Built - in wardrobes. PVCu double glazed window to rear elevation.

BEDROOM 3 (9' 9" x 8' 11") or (2.98m x 2.72m)

Artexed ceiling. Emulsioned walls. Wooden floorboards. Radiator. PVCu double glazed window to rear elevation.



STUDY (7' 5" x 5' 4") or (2.26m x 1.62m)

Artexed ceiling and walls. Fitted carpet. Wall shelving.

FAMILY BATHROOM (10' 5" x 8' 2") or (3.18m x 2.50m)

Emulsioned ceiling. Half emulsioned and tiled walls. Fitted carpet. Chrome wall mounted towel rail heater. Three piece suite in white comprising low level w.c., pedestal wash hand basin and panelled bath. Built in cupboard housing combi boiler which is 3 years old. PVCu frosted double glazed window to side elevation.

OUTSIDE


Rear enclosed and bounded brick wall and wood fencing. Laid to lawn area. Path leading to patio area ideal for garden furniture. Rear gate to rear lane. Single garage with electric up and over doors, side curtsey door and window. Side foot path leading to front garden which is enclosed by wall and stone gravel for low maintenance. Pedestrian gate and path to front door.

NOTE

We have been informed by the vendor that the property is held freehold but we have not inspected the title deeds.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines 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. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. 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 Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



www.pjchomes.co.uk

01639 891268

Bridgend

Sales: 01656 654 328
bridgend@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477
pencoed@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268
porttalbot@pjchomes.co.uk
 Lettings: 01639 891 268
porttalbotrentals@pjchomes.co.uk