



## 12 Bryn Road, Port Talbot, SA13 3AU

**£110,000**

Ferriers Estate Agents are pleased to offer for sale this three bedroom semi-detached property in Glyncorrwg, nestled in the picturesque Afan Valley. The property benefits from new windows and doors, kitchen, bathroom and boiler within the last two years. The village of Glyncorrwg is surrounded by mountain bike and walking routes including the very popular Afan trail and yet only a thirty minute drive to J40 of the M4 and the blue flag beach at Aberavon. The accommodation briefly comprises:- entrance porch, hallway, reception room and a kitchen to the ground floor. Landing, three bedrooms and a bathroom to the first floor. The property further benefits from gas central heating, uPVC double glazing throughout, a front garden and a rear garden accessed via a shared pathway to the side of the property. This property is being sold with no on-going chain and would make a lovely family home!

Tenure = Freehold (to be confirmed by a legal representative).

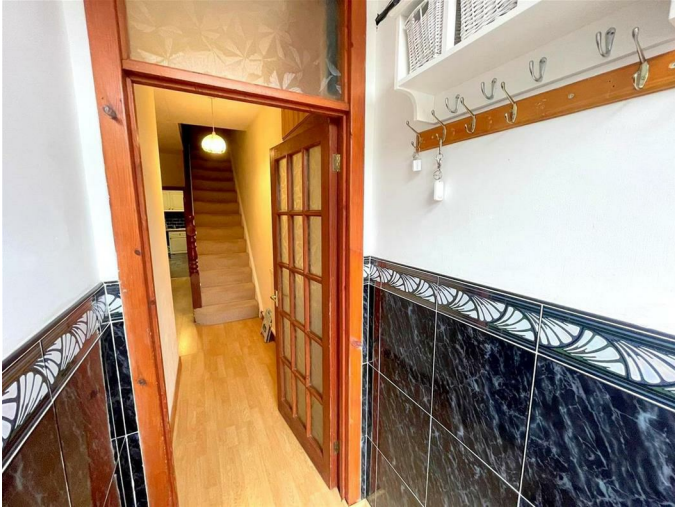
EPC = E.

Council Tax = A.



## Ground Floor

### Entrance Porch



Entry via a uPVC double glazed front door, skimmed ceiling, skimmed and tiled walls, wood effect laminate flooring, door into:-

### Hallway



Skimmed ceiling, skimmed walls, wood effect laminate flooring, radiator, carpeted stairs to the first floor, door into the kitchen, door into:-

## Reception Room 22'8" x 11'8" (6.93 x 3.56)



Skimmed and coved ceiling, skimmed walls, wood effect laminate flooring, two radiators, coal effect gas fire with marble back and hearth, back boiler located behind the fireplace, dual aspect room - two uPVC double glazed windows - one to the front and one to the rear.

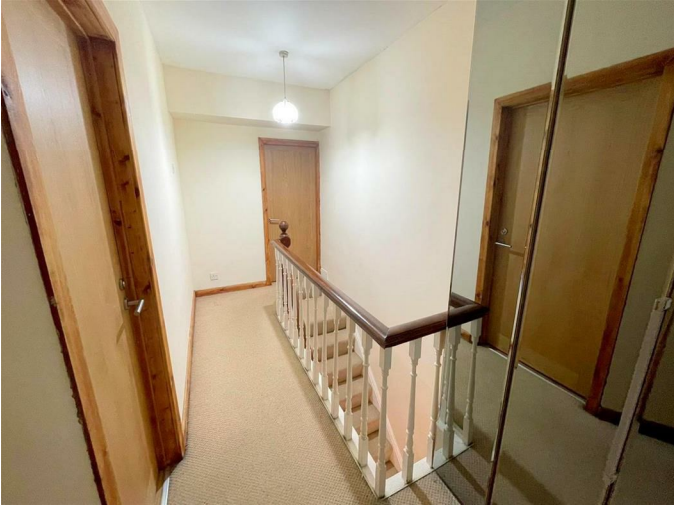
## Kitchen 9'1" x 11'5" (2.77 x 3.49)



Skimmed and coved ceiling, skimmed and tiled walls, tile effect laminate flooring, radiator, a range of base and wall mounted units with a complimentary worksurface housing a one and a half bowl sink/drainage unit with mixer tap, integrated appliances to include:- double oven and an electric hob with extractor hood above, space and plumbing for a washing machine, tumble dryer and dishwasher, space for under counter fridge/freezer, uPVC double glazed French doors to the side.

## First Floor

## Landing



Skimmed ceiling, skimmed walls, fitted carpet, fitted wardrobes (to remain), four doors off:-

## Bedroom One 8'10" x 12'7" (2.71 x 3.84)



Skimmed and covered ceiling, skimmed walls, fitted carpet, radiator, uPVC double glazed window to the front.

## Bedroom Two 9'0" x 12'1" (2.76 x 3.7)



Skimmed and covered ceiling, skimmed walls, wood

effect laminate flooring, radiator, uPVC double glazed window to the rear.

## Bedroom Three 6'9" x 10'10" (2.06 x 3.31)



Skimmed ceiling, skimmed walls, fitted carpet, radiator, uPVC double glazed window to the front. Wardrobes to remain.

## Bathroom



Skimmed and covered ceiling with loft access, tiled walls, wood effect laminate flooring, radiator, three piece suite comprising a corner bath with shower over and glass privacy screen, vanity wash hand basin and a low level W.C. with concealed cistern, built-in airing cupboard housing controls for the boiler, uPVC double glazed window with obscured glass to the rear.

## Outside



## Front Garden



Steps leading up to the property entrance, garden laid to lawn, countryside views.

## Side Courtyard

Courtyard laid to concrete with block built storage shed, polycarbonate roof to the rear of the property - can be used to store garden items.

## Rear Garden

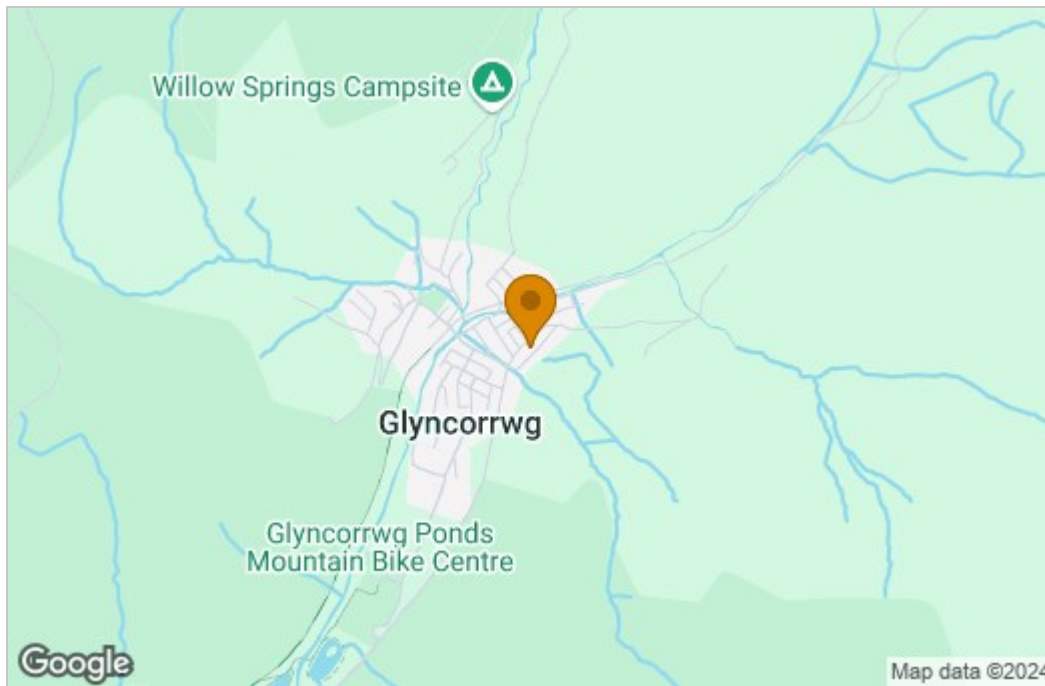


Concrete steps leading up to a tiered garden, first tier laid with composite decking, second tier laid with artificial turf, third tier laid to concrete. Countryside views over the property.

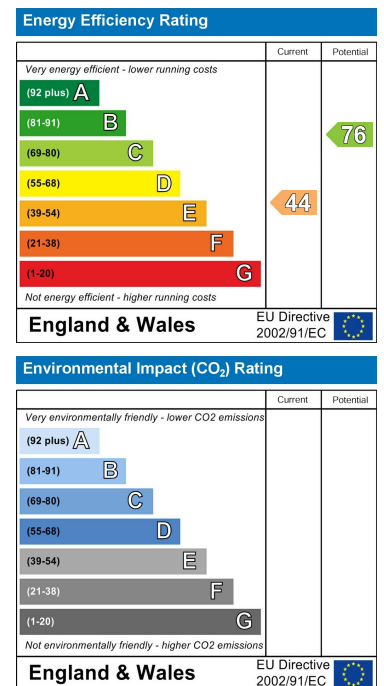
# Floor Plan



# Area Map



# Energy Efficiency Graph



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