



Main Road, Bryncoch,
Neath, Neath Port Talbot, SA10 7PD.

Offers in the Region Of £215,000

*****Exclusive with Abbey Residential Agents*****

If you are interested in this home, please call us verbally.

Click the link of the virtual tour to view the home in the comfort of your home.

Abbey Residential Agents are proud to offer for sale this three-bedroom, traditional bay fronted semi-detached family home in the sought after location of Main Road, Bryncoch. This home is situated close to local primary school and Bryncoch Inn. We strongly recommend internal viewing of this home. Vacant Possession with No Onward Chain.

The accommodation consists to the ground floor of an entrance hall, sitting room, lounge, dining area, kitchen/diner with fitted units, inner passage, cloakroom and a shower area. To the first floor there are three bedrooms, separate toilet, shower room. Externally there are front and rear gardens. Garage.

Entrance

via side pvc door into the hall.

Hall

Feature frosted pane to the left-hand side, radiator. Staircase to the first floor. Door into the inner passage.

Inner Passage

Door into the sitting room. Open to the lounge.

Sitting Room

12' 4" into the bay x 9' 10" (3.76m x 2.99m)
Double glazed bay window to the front aspect, papered ceiling with coving, radiator.

Lounge

13' 7" x 10' 0" (4.14m x 3.05m)
Double glazed window to the front aspect, radiator, papered ceiling with coving. Gas fire with a tiled base and back with a wooden surround. Wall mounted central heating controls (NOT TESTED). Open to the dining room.

Dining Room

7' 3" x 13' 8" (2.21m x 4.16m)

Frosted panes to the kitchen. Radiator. Door into the kitchen/diner.

Kitchen/Diner

18' 4" x 13' 4" (5.58m x 4.06m)

Double glazed window to the side and rear aspect. Textured ceiling. Radiator. A range of fitted wall and base units inset stainless steel sink unit, tiled floor, partial tiled to walls. Inset four ring hob, extractor fan, oven and grill.

Inner Passage

Door into the cloakroom. Door into the shower room. Frosted pvc door into the rear garden.

Cloakroom

Frosted double glazed window to the side aspect, sink unit, tiled splash back, toilet, radiator, tiled floor.



Shower Room

Frosted double glazed window to the side aspect, shower area, radiator, tiled floor. Sink unit with splash back, extractor fan.

First Floor Landing

Feature double glazed window to the rear aspect. Papered ceiling with coving. Access to the loft.

Bedroom One

11' 0" x 9' 10" (3.35m x 2.99m)

Double glazed window to the front aspect, radiator. Views of the bay.

Bedroom Two

12' 0" into the bay x 10' 3" (3.65m x 3.12m)

Double glazed bay window to the front aspect, radiator, papered ceiling with coving.

Bedroom Three

9' 7" x 7' 9" (2.92m x 2.36m)

Double glazed window to the rear aspect, papered ceiling with coving, radiator.

Separate Toilet

Feature double glazed window to the side aspect. Half tiled to walls. Toilet.

Shower Room

6' 10" x 5' 7" (2.08m x 1.70m)

Frosted double glazed window to the rear aspect. A suite consists of vanity unit with sink, shower area, tiled floor, tiled to walls.

Garden

To the front of the home there is a hardstanding area for two vehicles. There is gate giving narrow access of a driveway leading to the garage. To the rear there is an enclosed rear garden which is enclosed and overgrown at the time of listing.

Garage

With up and over door.

Tenure - Freehold

Please ask your solicitor to check the tenure of the home.

Council Tax - D

Energy Performance Certificate

Current - 52 - E Potential - 70 - C Total Floor Area 120 square metres Certificate Number - 9332-6258-5100-0606-9296 Valid until 21st August 2032 Full EPC can be located on www.epcregister.com

Viewing by appointment with the selling agents.

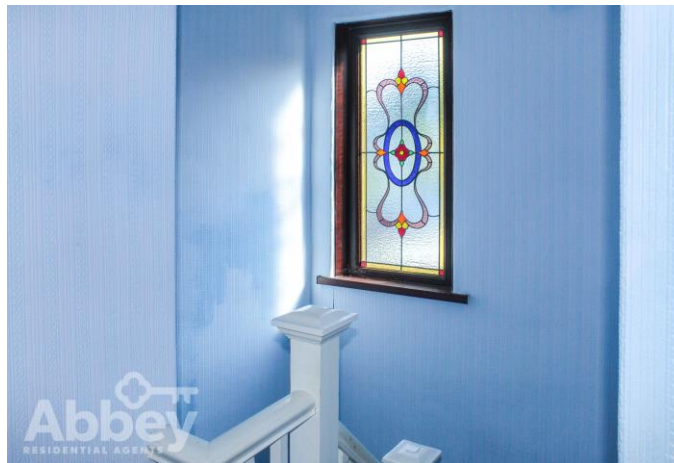
Please contact us to arrange a viewing of the home.

Disclaimer

These property particulars, together with photographs and floor plans are intended to give a fair description of the home, however they do not form any part of a contract. Purchasers must satisfy themselves by personal inspection of the home. The vendor, their agents, Abbey Residential Agents 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. Abbey Residential Agents have added the Energy Performance Certificate to the property particulars. Any appliances and/or services mentioned with these particulars have not been tested or verified by Abbey Residential Agents. All negotiations should be conducted through Abbey Residential Agents.



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 Abbey Residential Agents in relation to these charges has been provided to us by the vendor and has not been verified by Abbey Residential Agents. We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any professional work without consent from the NCIS. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for information only and should be used as such by any prospective purchaser. The services, systems and fixtures shown have not been tested and no guarantee as to their condition or accuracy can be given.

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