



2 Bryn Road, Glyncorrwg, Neath Port Talbot, SA13 3AU

Offers In The Region Of £79,500

An attractive semi detached house set in convenient location in this Afan valley village renowned for its hillside landscape. The property has been the subject of extensive refurbishment in recent times and provides the following accommodation: Reception Hall; Lounge with decorative fireplace; Fitted Kitchen; Shower Room;

2 Bedrooms. Upvc Double Glazing. Gas fired central heating. Small rear courtyard.

Viewing highly recommended, book an appointment today.

Full particulars to follow

2 Bryn Road, Glyncorrwg SA13 3AU

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Council Tax Band: A



ENTRANCE HALL

6'2" x 3'3"

Wood Effect Floor.

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LOUNGE / DINING ROOM

13'1" x 13'1"

Open fire place in decorative painted and granite surround. Wood effect floor. Wall alcove with shelves. Radiator.

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KITCHEN

11'10" x 8'9"

Single drainer stainless steel sink unit with shower mixer tap. 4 ring gas cooker with Samsung extractor hood above. Fitted range of base and wall units. Open stairs to 1st floor. Plumbed for automatic washing machine. Ceramic tiled floor. Radiator.

REAR HALL / SHOWER ROOM

9'6" x 5'9"

Walk in tiled shower cubicle with Mira unit. Pedestal hand basin. Low level w.c. Respotex paneled walls. Radiator.

FIRST FLOOR

BEDROOM

13'11" x 8'3"

Radiator.

BEDROOM

11'1" x 8'2"

Built in linen cupboard which also houses the gas fired boiler that serves the heating requirements. Wall alcove with shelves. Radiator.

OUTSIDE

To the rear of the property is a small enclosed courtyard with gated entrance onto a side access.

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SERVICES

We are advised the property is connected to all mains services.

EDUCATION

The village has its own primary school with a further school close by being Cymer Afan. The nearest secondary being Tarren School within 2 miles.

COUNCIL TAX

We are advised that the property is in Council Tax band "A".

TENURE & POSSESSION

We are advised that the property is freehold and that vacant possession will be given on completion.

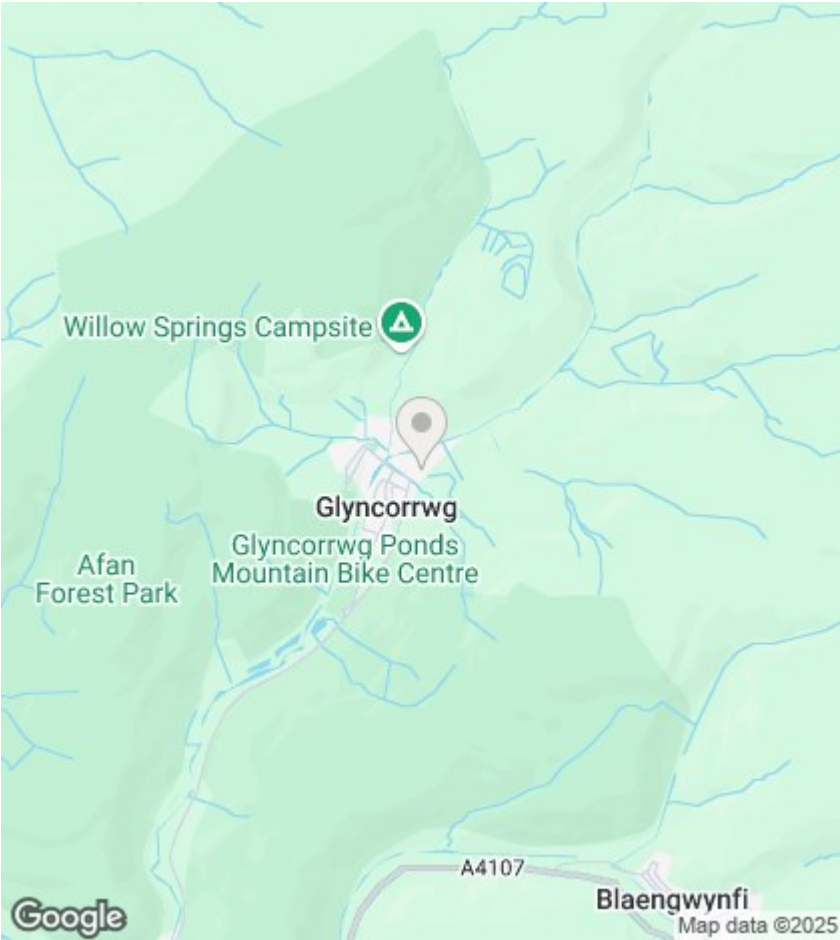
LOCATION

The property is surrounded by wonderful views being within the renowned Afan Valley. Offering easy access to local shops and school and a vast selection of countryside walks and cycle paths on your doorstep. The M4 and the national road network is a short drive away

SPORTING & RECREATIONAL

OUT OF HOURS CONTACT

Jonathan Morgan 07989 296883



Directions

Viewings

Viewings by arrangement only. Call 01558821269 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	