

**hrt**  
herbert r thomas

74 Brynmorgrug  
Pontardawe, Swansea, SA8  
3DP

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# 74 Brynmorgrug

Asking price **£275,000**

A spacious three bedroom detached family home situated within a quiet cul-de-sac in the residential development of Brynmorgrug, Pontardawe.

Detached three bedroom family home situated in quiet cul-de-sac

Nearby local amenities such as shops, leisure centre and schools

Ample offroad parking via driveway and garage

Convenient commuter links to the A474 and A4067

Master bedroom with en-suite shower room

Ground floor cloakroom

Large modern kitchen with integrated appliances

Enclosed garden laid to lawn and patio

Two large double bedrooms and one good sized single bedroom

Detached garage which benefits from electricity supply





To the front of the property, the driveway is laid to tarmac with gravel areas to each side. The detached garage is located to the left of the property with space for up to two or three cars on the driveway. The olive green composite door leads into the hallway of the property which gives access to a ground floor cloakroom, reception room and kitchen.

The cloakroom features a matching two piece suite comprising of a low level W/C and corner semi pedestal wash hand basin. Above the W/C an obscure glazed window allows light to enter the room and there is vinyl flooring below.

The spacious reception room is located at the front of the property and features a large UPVC window that floods the room with light. There is grey carpet to the floor which follows on from the entrance hallway.

The kitchen is located at the rear of the property and features matching base, larder and wall mounted units in a grey wooden effect. The large kitchen benefits from integrated appliances such as a fridge, freezer, electric hob, oven and microwave. There is a stainless steel sink with drainer, marble effect laminate worktop over and vinyl flooring throughout. The kitchen gives access to the rear garden via UPVC double French doors and there is a UPVC window which allows light to flow into the room.

To the first floor, the landing area gives access to three bedrooms, family bathroom and an airing cupboard. Bedroom one is a generously sized double room located at the front of the property and features built in wardrobes, a large uPVC window and matching grey carpet to floor as the landing and other bedrooms. From bedroom one, there is also access to an en-suite with a three piece suite comprising of shower, low level W/C and semi pedestal

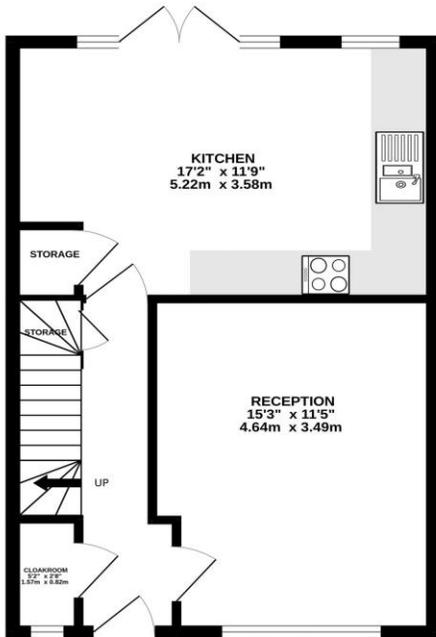
wash hand basin. There is an obscure glazed window and vinyl flooring below.

Bedroom two is another well sized double room with a uPVC window overlooking the rear garden and matching grey carpet to floor. Bedroom three is a good sized single room with a uPVC window overlooking the rear garden and matching grey carpet to floor. From the landing, there is also access to an airing cupboard that houses an Ideal boiler which is approximately six to eight years old.

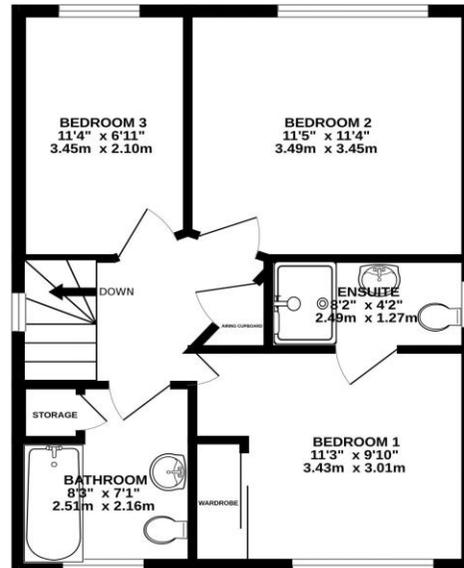
The family bathroom has an obscure glazed window that floods the room with light, vinyl flooring and a matching three piece suite comprising of panel bath with overhead shower, low level W/C and semi pedestal wash hand basin. To the walls of the wet areas, there are grey marble effect tiles and the bathroom also benefits from a storage cupboard that houses the water tank.

To the rear of the property, French doors lead to a patio area and garden laid mostly to lawn. The garden is fully enclosed, with side gate leading to the detached garage and driveway. The detached garage is fitted with a modern style up and over garage door and features an electric supply throughout.

**GROUND FLOOR**  
462 sq.ft. (42.9 sq.m.) approx.



**1ST FLOOR**  
465 sq.ft. (43.2 sq.m.) approx.



**TOTAL FLOOR AREA : 927 sq.ft. (86.1 sq.m.) approx.**

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 illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Directions

SAT NAV USERS: SA8 3DP

### Tenure

Freehold

### Services

All mains services  
Council Tax Band D  
EPC Rating C

Viewing strictly by  
appointment through  
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Energy performance certificate (EPC)																																		
74 Bryn Mawr, Abercrombie, Sialencia, SA8 3DP	Energy rating <b>C</b>	Valid until: 8 November 2028 Certificate number 0918-9955-7359-4488-3950																																
Property type Total floor area	Detached house 98 square metres																																	
<b>Rules on letting this property</b>																																		
Properties can be let if they have an energy rating from A to E.																																		
You can read <a href="https://www.gov.uk/guidance/domestic-estate-agents-requirements-minimum-energy-efficiency-standard-landlord-guidance">guidance for landlords on the regulations and exemptions</a> .																																		
<b>Energy rating and score</b>																																		
This property's current energy rating is C. It has the potential to be B.																																		
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td>92+</td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td>81-91</td> </tr> <tr> <td>69-80</td> <td>C</td> <td>C</td> <td>69-80</td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td>55-68</td> </tr> <tr> <td>35-54</td> <td>E</td> <td></td> <td>35-54</td> </tr> <tr> <td>21-34</td> <td>F</td> <td></td> <td>21-34</td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td>1-20</td> </tr> </tbody> </table>			Score	Energy rating	Current	Potential	92+	A		92+	81-91	B		81-91	69-80	C	C	69-80	55-68	D		55-68	35-54	E		35-54	21-34	F		21-34	1-20	G		1-20
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<p>Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.</p> <p>For properties in England and Wales: the average energy rating is D the average energy score is 60</p>																																		

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These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

