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5 Chapel Terrace, Bryn, Port Talbot, Neath Port Talbot. SA13 2RE



PETER MORGAN

Offers In Excess Of **£155,000**

Main Features

- Recently refurbished mid terraced cottage
- 3 bedrooms
- Lounge and dining room
- Fitted kitchen/ breakfast room and utility room
- Ground floor bathroom
- Parking and additional garden area
- Rural village location
- Picturesque surrounding views
- uPVC double glazing and combi gas central heating
- Council Tax Band: B. EPC: D

General Information

Three bedroom mid terrace cottage with two reception rooms, kitchen/breakfast room, utility area and family bathroom. Recently refurbished throughout, keeping its original style and cottage features.

This property is situated in a semi rural location with panoramic views to front of property, additional front garden and driveway for 3 vehicles and benefits from picturesque surrounding views. It is located in a rural village and on a bus route directly to Maesteg and Port Talbot town centre.

GROUND FLOOR

Entrance Porch

Entrance via a composite uPVC door. 2 uPVC double glazed windows. Skimmed walls and ceiling. Tiled floor. Doorway leading to..

Lounge

uPVC double glazed window to front. Carpeted staircase to first floor. Laminate flooring. Radiator. Skimmed walls. Visible original ceiling beams. Open fireplace with wooden sleeper, electric fire and slate hearth. Original cottage effect doors into dining room and kitchen.

Dining Room

uPVC double glazed window to front. Laminate flooring. Radiator. Skimmed walls. Visible original ceiling beams. Fireplace surround.

Kitchen/Breakfast Room

uPVC double glazed French doors leading to rear garden. A range of wall mounted and base units with Oak effect worktop. Integral fridge and freezer. 1 1/2 bowl stainless steel sink unit and drainer with mixer tap. Inset induction hob and electric grill and oven with chrome extractor hood. Tiled splashback. Part plastered walls. Oak effect worktop breakfast bar with chrome legs. Radiator. Tiled floor. Original cottage effect door leading into..

Utility Room

Plumbing for washing machine or dishwasher. Wall mounted Combi gas central heating boiler. Tiled floor. Plastered walls. Original cottage effect door leading into..

Family Bathroom

uPVC obscured glazed window to rear. 4 piece suite comprising of panelled bath with mixer tap and wall mounted shower head. Pedestal wash hand basin and wc and corner cubicle shower. Part panelled, part skimmed walls. Vinyl flooring.

FIRST FLOOR

Landing

uPVC double glazed window. Fitted carpet. Original cottage effect doors leading to bedrooms.

Bedroom 1

2 uPVC double glazed windows to front. Fitted carpet. Skimmed walls. Feature original ceiling beams. Radiator.

Bedroom 2

uPVC double glazed window to front. Fitted carpet. Skimmed walls. Radiator.

Bedroom 3

uPVC double glazed window to side. Fitted carpet. Skimmed walls. Radiator.

EXTERIOR

Front Garden

Entrance via wrought iron gates with steps leading to entrance of property. Artificial lawn. Patio laid section. Boundary wrought iron railings.

Parking and Garden Areas

Driveway for up to 3 vehicles leading to additional garden section comprising of artificial lawn, chipping and patio section. Boundary fencing leading to additional artificial lawned section.

Rear Garden

Steps leading to paved area. Garden storage outhouse. Gated rear access.

Mortgage Advice

PM Financial is the mortgage partner within the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 or email us at bcb@petermorgan.net (fees will apply on completion of the mortgage).

General Information

Please be advised that the local authority in this area can apply an additional premium to council tax payments for properties which are either used as a second home or unoccupied for a period of time.

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage

Current council tax banding B

Current heating type Combi

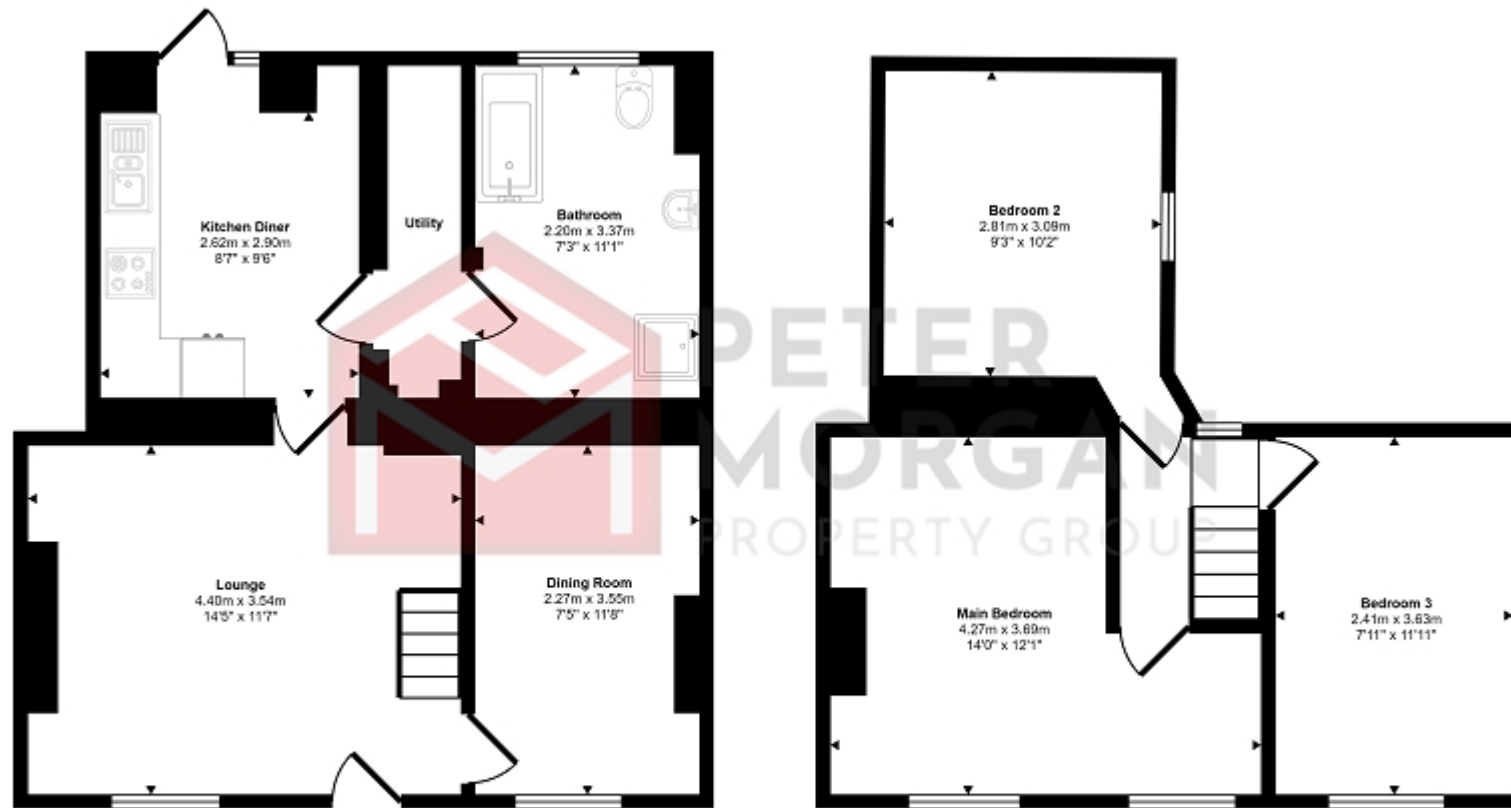
Tenure Freehold







Approx Gross Internal Area
83 sq m / 893 sq ft




Ground Floor
Approx 47 sq m / 510 sq ft

First Floor
Approx 36 sq m / 383 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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| Energy Efficiency Rating | | |
|--|-------------------------|---|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | 82 |
| (69-80) C | | |
| (55-68) D | 57 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| 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.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate: The portion up to and including £180,000 0%. The portion over £180,000 up to and including £250,000 3.5%. The portion over £250,000 up to and including £400,000 5%. The portion over £400,000 up to and including £750,000 7.5%. The portion over £750,000 up to and including £1,500,000 10%. The portion over £1,500,000 12%. Proceeds of Crime Act 2002: 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 further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. 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.

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Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.



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