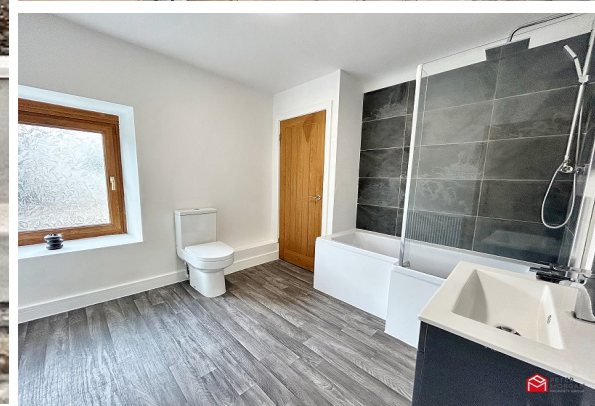


THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

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Lettings & Financial

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The Telegraph



9 Bryngurnos Street, Bryn, Port Talbot, Neath Port Talbot. SA13 2RY



Offers In Region Of **£175,000**

Main Features

- Newly renovated three bedroom mid terrace
- Ground floor shower room and first floor bathroom
- Open plan lounge /dining room
- Landscaped rear garden
- Detached rear garage
- The M4 is accessible at Junction 36 (approximately 11 miles) and Junction 40 (approximately 4 miles)
- Far reaching views to front aspect
- Ideally located for outdoor activities such as cycling and walking
- uPVC double glazing and gas combi boiler
- Council Tax Band: B. EPC: D

General Information

IMMACULATELY PRESENTED, FULLY RENOVATED AND MODERNISED THREE BEDROOM MID TERRACE HOME WITH FAR REACHING VIEWS OVER OPEN GREEN SPACE, MONUMENT, WOODLAND AND HILLS FROM THE FRONT. LANDSCAPED FRONT AND REAR GARDEN WITH DETACHED GARAGE, VACANT POSSESSION AND MORE!

Bryn is a small village located in between Maesteg (approximately 2.5 Miles) & Port Talbot (approximately 5 miles). Nestled on the hillsides, it offers picturesque views of the surrounding countryside and the nearby forests and woodland. The village has a mix of residential homes and local amenities, including shop, Rugby Club, Public house, Golf Course & country side walks. The Cwmwernderi Reservoir and Goytre are within approximately 5 miles. There is a bus link, local shop, post box and memorial monument within 10 - 20m of the property. The M4 is accessible at Junction 36 (approximately 11 miles) and Junction 40 (approximately 4 miles).

The landscape around Bryn features rolling hills and green spaces, making it ideal for outdoor activities such as walking and cycling. The area's rich industrial history is reflected in its architecture and heritage, with remnants of its coal mining past influencing the local culture. Overall, Bryn embodies a blend of rural charm and community spirit.

The property has accommodation comprising landscaped front and rear gardens, detached garage, ground floor vestibule, open plan lounge/ dining room with views over open green, woodland and hills, fully fitted brand-new kitchen with appliances, rear hallway, newly fitted shower room, first floor landing, newly fitted bathroom and three bedrooms.

The property benefits from full renovation carried out during summer of 2024, Combi gas central heating, uPVC double glazing, newly fitted carpets and flooring, light fittings and much more. Viewing is highly recommended.

GROUND FLOOR

Vestibule

Entrance via uPVC double glazed front door. Radiator. Plastered walls and ceiling. Tiled floor. Vertical panel oak door to..

Open Plan Lounge/ Dining Room

uPVC double glazed bay window with far reaching views of Woodland and Hills, overlooking open green space and monument. Open plan carpeted staircase with toughened glass balustrade to 1st floor. Wall niche with spotlighting for wall mounted television. Remote control log effect electric recessed fire. Alcoves. Plastered walls and ceiling. Two radiators. Boxed in electric meter. Mains powered smoke alarm. Laminate flooring. LED ceiling lights. Chrome electrical fitment. Vertical panelled oak door to..

Kitchen/Breakfast Room

uPVC double glazed window to rear garden. Fully fitted brand-new kitchen finished with grey wood grain doors. Brushed steel handles. Quartz effect worktops with splashback. Oven. Grill. Ceramic hob. Chimney style extractor hood. Washing machine, fridge and freezer. Breakfast bar with Pendulum lighting. Wine rack. Floor level LED kickboard lighting. Tiled floor. Radiator. Plastered walls and ceiling. Ceiling spotlights. Chrome electrical fitments. Open plan square archway to..

Rear Hallway

uPVC double glazed door and window to rear garden. Radiator. Tiled floor. Plastered walls and ceiling. Pendulum ceiling light. Chrome electrical fitment. Boxed in water tap. Vertical panelled oak door to..

Shower Room

Brand new fitted three piece suite in white comprising WC with push button flush and recessed hand wash basin with tiled splashback set in vanity unit. Overhead spotlights. Vanity mirror. Shower cubicle with overhead rainstorm mixer shower and hair wash spray. Tiled surround. Tiled floor. Heated towel rail. Plastered walls and ceiling. Ceiling light Extractor fan.

FIRST FLOOR

Landing

Toughened glass balustrade. Plastered walls and ceiling. Loft access. Radiator. Newly fitted grey carpet. Chrome electrical fitments. Mains powered smoke alarm. Ceiling mounted LED light. Vertical panel oak doors to all rooms.

Family Bathroom

uPVC double glazed tilt and turn window to rear. Brand-new fitted three piece bathroom suite in white comprising close coupled WC with push button flush, hand wash basin with waterfall tap set in vanity unit and slate tiled splashback. Shower bath with overhead rainstorm mixer shower and hair wash spray. Mixer waterfall tap. Slate effect tiled surround. Vanity mirror. Cushion flooring. Plastered walls and ceilings. Radiator. LED ceiling light. Extractor fan. Cupboard housing wall mounted newly installed Combi boiler with wireless thermostat.

Bedroom 1

uPVC double glazed window with far reaching views over woodland, hills, open green space and monument. Plastered walls and ceiling. Chrome electrical fitments. Newly fitted grey carpet. Radiator.

Bedroom 2

uPVC double glazed window with far reaching views over woodland, hills, open green space and monument. Radiator. Plastered walls and ceiling. Newly fitted grey carpet. Chrome electrical fitments.

Bedroom 3

uPVC double glazed window to rear. Radiator. Plastered walls and ceiling. Chrome electrical fitments. Newly fitted grey carpet.

EXTERIOR

Front Garden

Slightly elevated garden with open aspect and woodland views to front. Laid with decorative slate. Gated flagstone pathway and four steps to front door.

Rear Garden

Landscaped and tiered garden. Laid with lawn. Decorative slate and wood decking. Low rising steps and pathway to rear gated pedestrian access. Wood fencing.

Detached Garage

Fully renovated to include pitched roof. Up and over vehicle door to rear lane. uPVC double glazed door and window to rear garden. Plastered wall. Water tap.

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

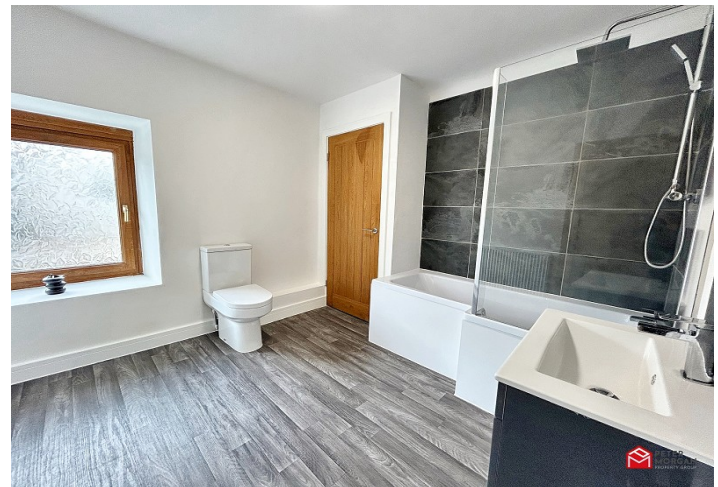
Mains electricity, mains water, mains gas, mains drainage

Current council tax banding B

Current heating type Combi

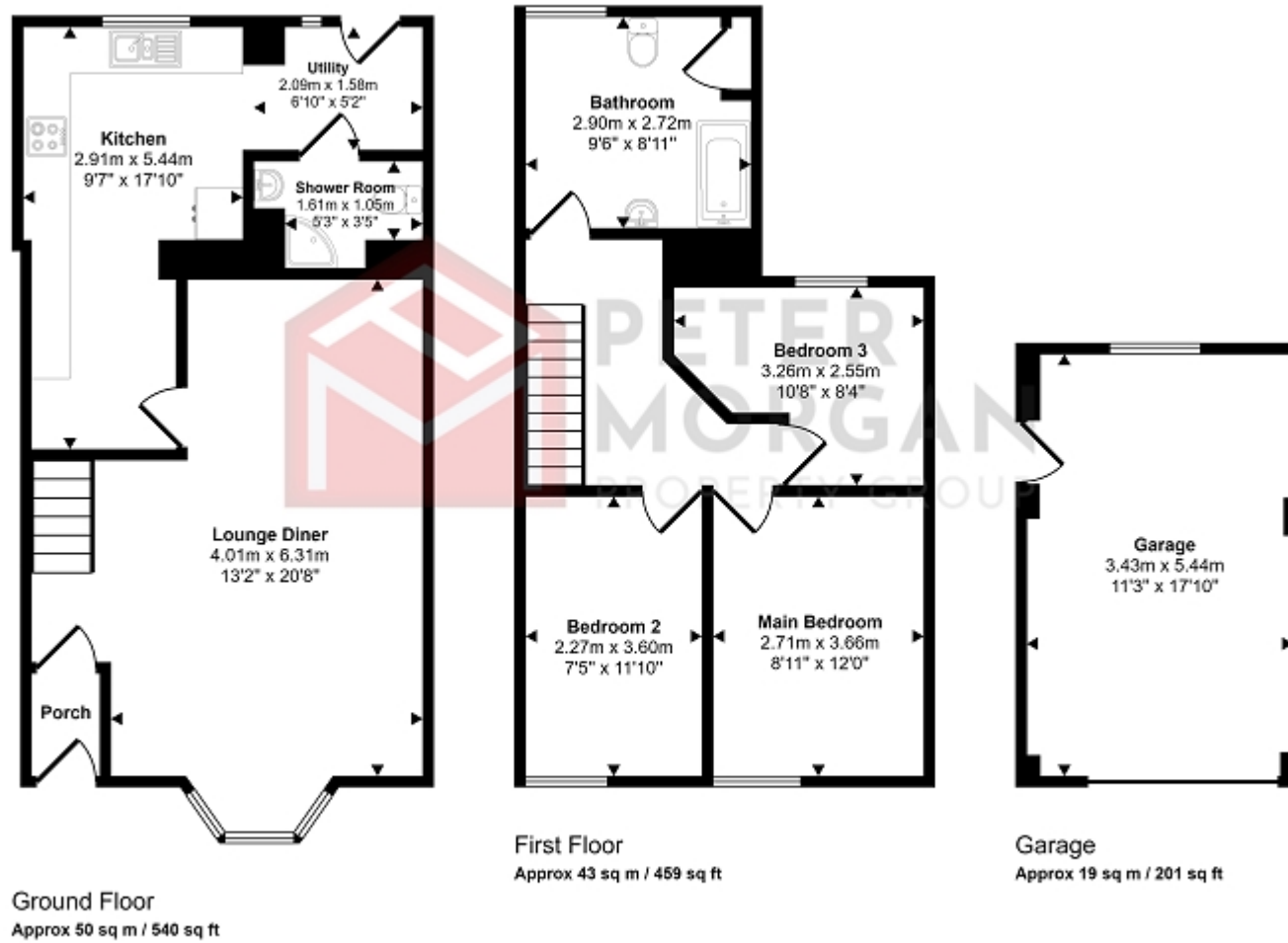
Tenure Freehold








Approx Gross Internal Area
111 sq m / 1200 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		84
(69-80) C		
(55-68) D	58	
(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.

Neath Port Talbot
Head Office

npt@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath Port Talbot
Lettings

lettings@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath Port Talbot
Financial Services

financial@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Bridgend

bridgendcounty@petermorgan.net

16 Dunraven Place,
Mid Glamorgan
CF31 1JD

Maesteg

bridgendcounty@petermorgan.net

135 Commercial St,
Mid Glamorgan
CF34 9DW

Talbot Green

talbotgreen@petermorgan.net

Ty Gwyn, 38 Talbot Road
Talbot Green, Pontyclun
CF72 8AF



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Bridgend County Branch
16 Dunraven Place, Bridgend. CF31 1JD
bridgendcounty@petermorgan.net
VAT No : 821850148

www.petermorgan.net
03300 563 555

