

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

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



PETER MORGAN

Offers In Region Of **£175,000**

Main Features

- Three bedroom mid terrace
- Immaculately and modernly presented
- Fully renovated in summer 2024
- Open plan Lounge with media wall feature
- Far reaching views to front aspect
- Double detached rear garage
- Ideally located for outdoor activities such as cycling and walking.
- uPVC double glazing and gas combi boiler
- M4 accessible at Junction 36 (approximately 11 miles) and Junction 40 (approximately 4 miles)
- Council Tax = 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 GARDENS WITH DETACHED GARAGE, VACANT POSSESSION AND MORE!

Bryn is a small village located in between Maesteg (2.5 Mile) & Port Talbot (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 & countryside 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 within approximately 11 miles and Junction 40 within 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 double sized garage with French doors to garden, ground floor vestibule, sitting room with views over open green woodland and hills. Lounge with open access to fully fitted brand-new kitchen / dining Room with appliances and French doors to garden. Cloakroom. 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 highly recommended.

GROUND FLOOR

Vestibule

Entrance via uPVC double glazed front door. Tiled floor. Plastered walls and ceiling. Original cornicing and stain glass leaded window light. Vertical panel oak door.

Sitting Room

UPVC double glazed bay window with far reaching views over woodland, hills, open green space and monument. Plastered walls and ceiling. Original cornicing. Radiator. Newly fitted grey carpet. Alcove. Recessed fireplace with wood mantle. Boxed in gas meter. Brushed steel electrical fittings ceiling light.

Open Plan Lounge

Central living space/heart of the property. Plastered walls and ceiling with set ceiling spotlights. Feature wall with illuminated alcoves and niche is wired for wall and TV set plasma style. Log effect electric fire. Tiled floor. Carpeted staircase with tin glass balustrade to 1st floor. Two radiators. Stairs store cupboard. Brushed steel electrical fittings. Open plan window and doorway to..

Kitchen / Dining Room

uPVC double glazed French doors to rear garden. Brand-new fitted kitchen finished with sage doors with black handles. Quartz effect worktops with upstands. Integral oven, grill, ceramic hob, extractor hood, washing machine, fridge and freezer. Stainless steel sink unit with mixer tap. LED floor level kickboard lighting. Illuminated niches. Tiled floor. Vertical and panelled radiators. Plastered walls and ceiling. Inset ceiling spotlights.

Cloakroom

Brand-new close coupled WC with pushbutton flush and wash basin with monobloc waterfall tap set in vanity unit. Tiled splashback. Tiled floor. Plastered walls and ceiling. Vertical panelled oak door.

FIRST FLOOR

Landing

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

Family Bathroom

uPVC double glazed window to rear. Newly fitted three-piece suite in white comprising close coupled WC with pushbutton flush and wash basin with monobloc waterfall tap set in vanity unit. Tiled splashback. Shower bath with overhead rainstorm mixer shower and hair wash spray. Tiled surround. Plastered walls and ceiling. Brand-new grey woodgrain cushion flooring. Heated towel rail. Vanity mirror. LED ceiling light. Extractor fan. Airing cupboard housing Combi gas central heating boiler.

Bedroom 1

uPVC double glazed window with far reaching views over Woodland, Hills, open green space and monument. Plastered walls and ceiling. Radiator. Brushed steel electrical fitments. Newly fitted grey carpet. Pendant ceiling light.

Bedroom 2

uPVC double glazed window to rear. Plastered walls and ceiling. Radiator. Brushed steel electrical fitment. Newly fitted grey carpet. Pendant ceiling light.

Bedroom 3

uPVC double glazed window with far reaching views over Woodland, Hills, open green space and monument. Plastered walls and ceiling. Radiator. Brushed steel electrical fitments. Newly fitted grey carpet. Vertical oak panel door to wardrobe with ceiling light.

EXTERIOR

Front Garden

Laid to lawn. Stone built pillars. Wrought iron railings and gate. Tiled and concrete pathway with 5 steps to front door.

Rear Garden

Two tiered garden with concrete patio from kitchen /dining room with water tap and low rising steps to lawned garden with planting beds. Flagstone paved patio.

Detached Garage

Fully renovated to include up and over vehicle door to rear lane. uPVC double glazed door and French doors and to rear patio and garden.

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

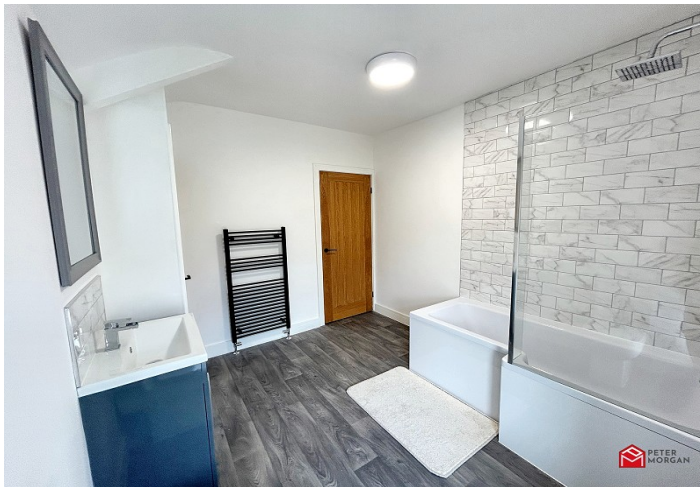
Mains electricity, mains water, mains gas, mains drainage

Current council tax banding B

Current heating type Combi

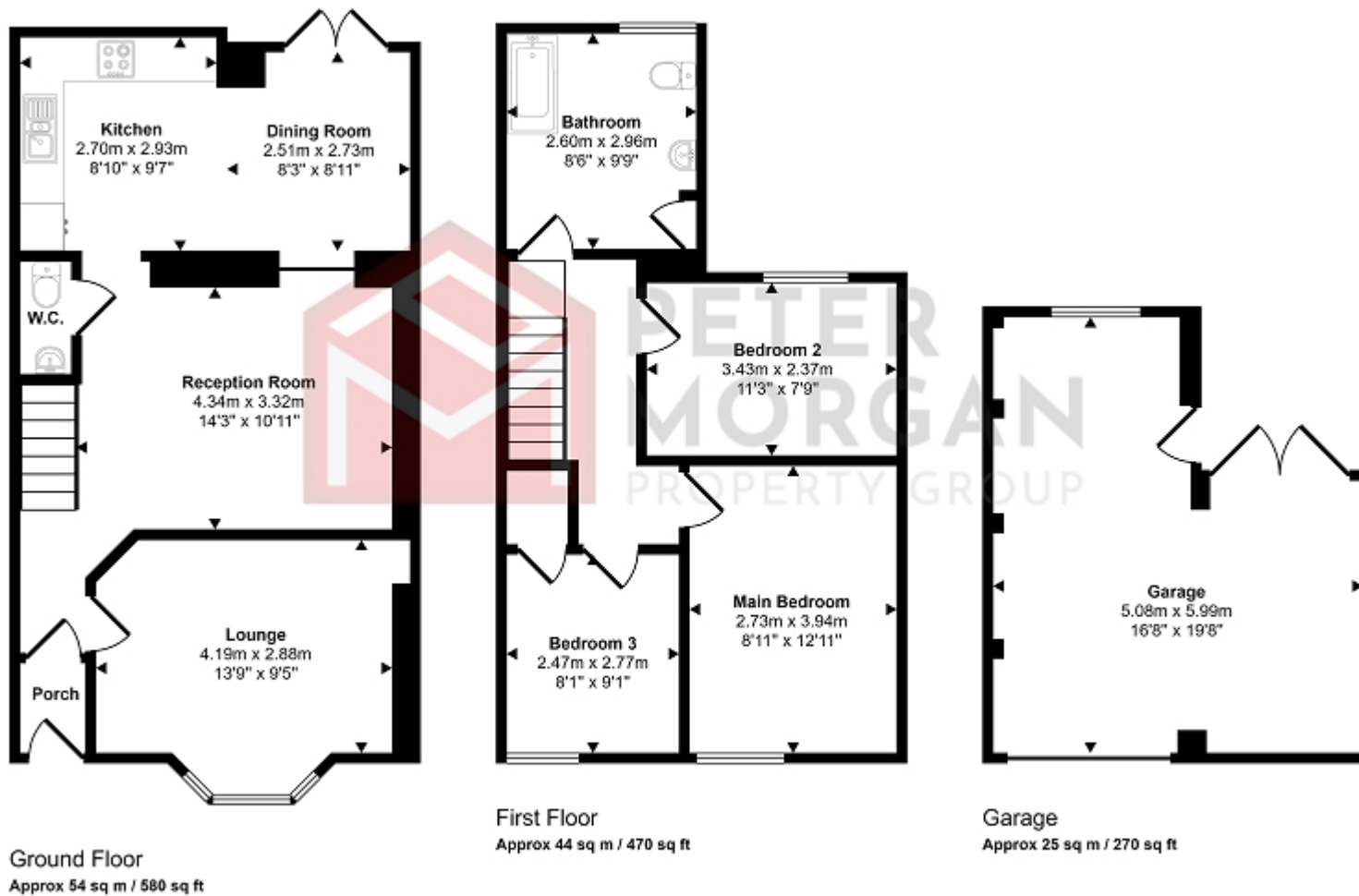
Tenure Freehold







Approx Gross Internal Area
123 sq m / 1320 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		86
(69-80) C		
(55-68) D	65	
(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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