



Brynawel Bryn Coed, Cymmer, Port Talbot,  
Neath Port Talbot. SA13 3PR

£147,000



## Brynawel Bryn Coed, Cymmer, Port Talbot, Neath Port Talbot. SA13 3PR

We are pleased to offer this three bedroom detached property situated within the rural area of Croeserw. Accommodation briefly comprises of entrance hall, two reception rooms, kitchen and pantry. To the first floor there are three bedrooms and shower room. External wraparound gardens with driveway and car port. Sold with no ongoing chain.

£147,000

- Three bedroom detached house
- Semi rural Afan Valley village
- Great potential for refurbishment or development (STPP)
- Lovely woodland views to the front
- Large gardens with car port
- Sold with no ongoing chain





## DESCRIPTION

Ideally located for those who enjoy outdoor activities such as hiking and mountain biking in the beautiful scenic of Afan Valley trails, the property boast from larger then average gardens with private gated access. Within walking distances to local shops, amenities and transport links. Sold with no ongoing chain.

Croeserw is a semi rural village within the Afan Valley. There is a local primary school with a secondary school located in the nearby town of Maesteg. The Wildfox Adventure Resort which is under construction will bring a wealth of tourism, activities and employment to the area offering a range of outdoor activities, accommodation and well bring faciities.

### Key Features

Freehold

Originally constructed by the Forestry Commission in 1967

Good size plot with huge potential

COAL central heating

NO ONWARD CHAIN

## ENTRANCE HALL

Access via a part frosted glazed PVCu front door with side frosted glazed panel. Tiled and coved ceiling. Emulsioned walls. Skirting and a laminate floor.

## LOUNGE (18' 1" x 10' 6") or (5.50m x 3.20m)

With dual aspect natural light via PVCu double glazed windows to the front and to the rear. Finished with tiled and coved ceiling. Papered walls. Skirting. Laminate floor. Central light pendant. Solid fuel fire with feature chimney breast.

## RECEPTION 2 (11' 0" x 10' 2") or (3.35m x 3.10m)

Overlooking the front via PVCu double glazed window. Finished with tiled and coved ceiling. Emulsioned walls. Skirting. Laminate floor. Ceramic mantle and hearth with open fire.

## KITCHEN (13' 7" x 7' 1") or (4.15m x 2.15m)

Overlooking the rear garden via PVCu double glazed window. Finished with stippled and coved ceiling. Central light fitting. Emulsioned walls. Skirting and a wood effect vinyl floor. The kitchen is arranged with low level and wall mounted units in white with a complementary roll top work surface and display cabinets. Space for cooker. High-level fridge freezer and plumbing for automatic washing machine. Inset sink with mixer tap and drainer. Space for breakfast table and chairs. Serving hatch through into reception two.

## SIDE LOBBY

PVCu double glazed panel. Doorway through into the storage with a frosted glazed PVCu door leading out to the rear garden. W.C. Coal storage and additional utility area with a wall mounted sink. PVCu double glazed window to the front. Wall mounted shelving.



## LANDING

To the first floor via stairs with fitted carpet and a wooden balustrade. First floor landing. Access to loft storage. PVCu double glazed window overlooking the rear garden. Tiled and coved ceiling. Papered walls. Skirting. Fitted carpet. Fitted storage cupboard with shelving and the hot water tank.

## SHOWER ROOM

PVCu frosted glazed window to the rear. Central light fitting. Wall mounted extractor fan. Emulsioned walls and anti-slip vinyl floor. Wall mounted wash hand basin and walk-in shower cubicle with pull down seat. Grab rails and a concertina half height enclosure housing a wall mounted electric shower with Respatex to the splashback. Separate W.C.

## BEDROOM 1 (13' 7" x 10' 10") or (4.15m x 3.30m)

Overlooking the front via PVCu double glazed window. Finished with a tiled and coved ceiling. Papered walls. Skirting. Fitted carpet. Fitted storage.

## BEDROOM 2 (11' 4" x 10' 10") or (3.45m x 3.30m)

Overlooking the front via PVCu double glazed window. Finished with a tiled and coved ceiling. Emulsioned walls. Skirting. Fitted carpet. Fitted storage.

## BEDROOM 3 (10' 8" x 6' 11") or (3.25m x 2.10m)

Overlooking the rear garden via PVCu double glazed window. Finished with emulsioned ceiling. Papered walls. Skirting. Fitted carpet.


## OUTSIDE

Wrap around gardens laid to lawn with traditional washing line. Enclosed with mature trees and shrubs. Gated access to the driveway and external carport.





# EPC

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



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