



Brynheulog Street, Port Talbot, Neath Port
Talbot. SA13 1AF

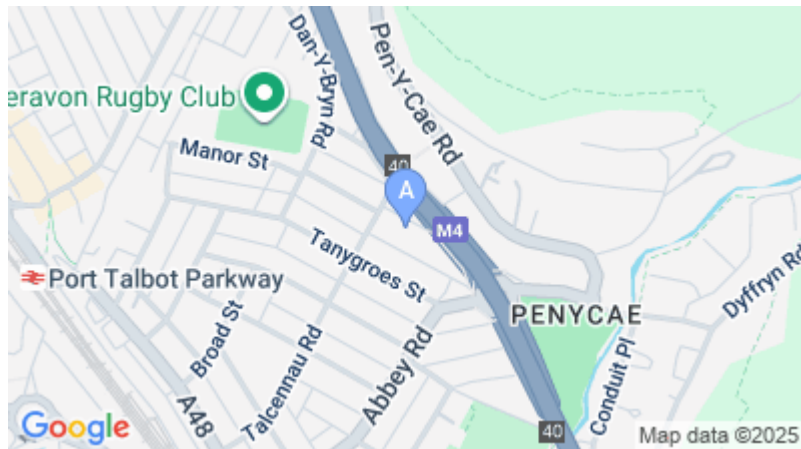
£169,995

Brynheulog Street, Port Talbot, Neath Port Talbot. SA13 1AF

Three bedroom mid terrace house comprising entrance hall, kitchen, TWO RECEPTION ROOMS, three DOUBLE BEDROOMS, family shower room, ENCLOSED REAR GARDEN and DOUBLE GARAGE to the rear of the property. NO ONGOING CHAIN.

£169,995 - Freehold

- Three double bedroom mid terrace house
- Double garage to rear
- Two reception rooms
- No ongoing chain
- Enclosed rear garden
- EPC - D , Council tax band -



DESCRIPTION

We are pleased to present to the market this three bedroom traditional build mid terrace property located close to Port Talbot town centre, local schools including central junior school, shops, amenities and transport links. The property is offered with no ongoing chain. Early viewing recommended.

ENTRANCE

Via PVCu front door with glazed panel into the entrance hallway finished with timber framed door with frosted glass, original coved ceiling, pendant light, papered walls, radiator and vinyl flooring. Doors leading off. Stairs leading to first floor.

OPEN PLAN LOUNGE/DINER (23' 5" x 13' 2" max) or (7.13m x 4.02m max)

Original coved ceiling, two pendant lights, emulsioned ceiling and walls, two radiators, original fireplace with original surround and tiled hearth, front facing PVCu double glazed bay window with fitted vertical blinds, rear facing PVCu double glazed window with fitted vertical blinds and wood effect laminate flooring.

RECEPTION 2 (11' 4" x 9' 11") or (3.45m x 3.03m)

Emulsioned ceiling, pendant light, emulsioned walls, radiator, breakfast bar, PVCu double glazed door leading to the rear garden and vinyl flooring. Original built in cupboard with shelves. Door into kitchen.

KITCHEN (10' 0" x 4' 7") or (3.04m x 1.39m)

Emulsioned ceiling with spot light track fitting, emulsioned walls with tiling to splash back areas, rear facing PVCu double glazed window, radiator and ceramic tiled flooring. A range of white gloss wall and base units with complementary work surface. Stainless steel sink and drainer with chrome mixer tap. Stainless steel electric cooker. Under counter space for washing machine and space for under counter fridge.

FIRST FLOOR LANDING

Via stairs. Papered ceiling, access to loft, pendant light, papered walls and fitted carpet. Doors leading off.

BEDROOM 1 (17' 2" x 9' 5") or (5.23m x 2.86m)

Emulsioned ceiling, pendant light, emulsioned walls, two front facing PVCu double glazed windows with fitted vertical blinds, curtain pole, radiator and fitted carpet.

BEDROOM 2 (10' 11" x 11' 3") or (3.32m x 3.42m)

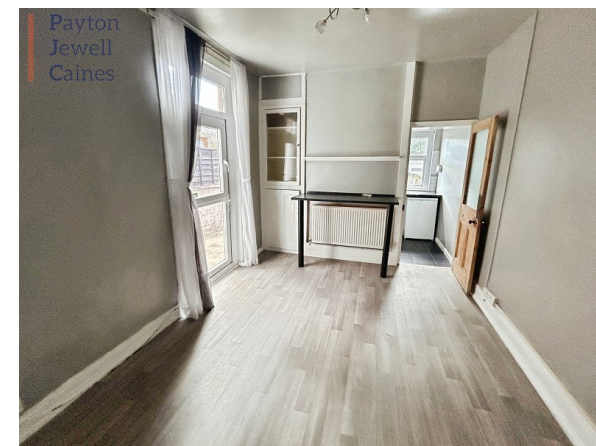
Emulsioned ceiling, pendant light, emulsioned walls, PVCu double glazed window overlooking the rear with fitted vertical blinds, radiator and fitted carpet.

BEDROOM 3 (9' 10" x 10' 4") or (3.0m x 3.16m)

Emulsioned ceiling, pendant light, emulsioned walls, rear facing PVCu double glazed window, radiator and fitted carpet.

FAMILY SHOWER ROOM (6' 5" x 5' 5") or (1.95m x 1.65m)

Emulsioned ceiling, flush light fitting, floor to ceiling ceramic tiled walls, chrome wall mounted heated towel rail. Side facing frosted PVCu double glazed window and vinyl flooring. Built in storage cupboard housing gas fired combination boiler. Three piece suite in white comprising WC, vanity wash hand basin set within white gloss unit with chrome taps and corner shower cubicle with wall mounted mains fed shower and sliding screen doors.



OUTSIDE

Rear garden bounded by brick wall, stone paved terrace leading down to large decorative gravel bed and stone paved path to rear double garage. Mature trees and shrubs.

The front of the property is bounded by brick wall with metal railing, original tiled path leading to front door. Laid mainly to decorative gravel.

LEAN-TO (6' 0" x 4' 1") or (1.82m x 1.24m)

Polycarbonate sloping roof, PVCu panelled walls, sliding PVCu double glazed door and ceramic tiled flooring. Could be used as utility space.


DOUBLE GARAGE

Two traditional up and over doors.



For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	63	
(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.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



www.pjchomes.co.uk

01639 891268

Bridgend

Sales: 01656 654 328

bridgend@pjchomes.co.uk

Lettings: 01656 869 000

bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477

pencoed@pjchomes.co.uk

Lettings: 01656 869 000

bridgendrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268

porttalbot@pjchomes.co.uk

Lettings: 01639 891 268

porttalbotrentals@pjchomes.co.uk