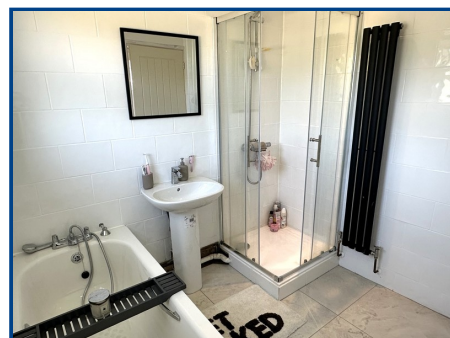


**Galltcwm Terrace  
Bryn  
Port Talbot  
Neath Port Talbot.**

**Price £149,995**



- MID TERRACE HOUSE
- RURAL LOCATION
- VERY WELL PRESENTED
- THREE BEDROOMS
- FAMILY BATHROOM
- ENCLOSED GARDEN
- PARKING FOR SEVERAL VEHICLES.
- NO CHAIN



**General Description**

This well presented mid terrace property is situated in the rural village of Bryn but with easy access to both Port Talbot and Maesteg and with the M4 motorway Junctions 36, 40 & 41. The beachfront at Aberavon is approximately a 15 minute drive away with an array of restaurants and coffee shops. Viewing is highly recommended. Council Tax Band B.

**EPC Rating: E49**

## Galltchwam Terrace, Bryn, Port Talbot, Neath Port Talbot.

### Property Description

We have pleasure in offering for sale this well presented recently renovated house with the accommodation comprising of lounge/dining room, kitchen and bathroom to the ground floor and three bedrooms and dressing room to the first floor. The property benefits from gas central heating, double glazing and good size enclosed rear garden and parking.

### Entrance

Via double glazed door into:-

### Lounge/Dining Room (18' 03" Max x 15' 01" Max) or (5.56m Max x 4.60m Max)

Double glazed window to the front, double glazed french doors to the rear, staircase to first floor with under stairs storage cupboards, parquet oak solid wood flooring, radiator, opening to:-

### Kitchen (11' 11" x 9' 02") or (3.63m x 2.79m)

Double glazed window to the side, fitted with a range of drawer and base units with complimentary work surfaces over incorporating stainless steel sink and drainer, electric oven and four ring gas hob with stainless steel extractor chimney over, plumbing for washing machine, space for fridge freezer, part tiled wall, tiled flooring, radiator, open to:-

### Rear Entrance Lobby

Double glazed door to rear, tiled flooring, door into:

### Bathroom (9' 01" Max x 7' 01" Max) or (2.77m Max x 2.16m Max)

Two double glazed obscure windows to the rear, fitted with panelled bath, shower cubicle, pedestal

wash hand basin and low level WC. Tiled walls, tiled flooring and wall mounted vertical radiator.

### First Floor Landing

Double glazed window to front, access to loft.

### Bedroom 1 (11' 08" x 9' 03") or (3.56m x 2.82m)

Double glazed window to the rear with views of the mountains, access to roof space, radiator, door into:

### Dressing Room

Ideal space for wardrobes.

### Bedroom 2 (10' 01" x 7' 06" ) or (3.07m x 2.29m)

Double glazed window to the rear, storage cupboard, radiator.

### Bedroom 3 (9' 05" x 7' 03" ) or (2.87m x 2.21m)

Double glazed window to the front, radiator.

### EXTERNALLY

Good size enclosed garden laid to patio and astro turf, pedestrian gated access leading to hard standing with parking for several vehicles accessed from the rear lane.

### Services

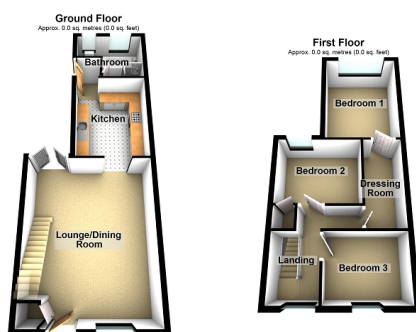
Mains electricity, mains water, mains gas, mains drainage

### Tenure

Freehold

### Council Tax

B



Total area: approx. 0.0 sq. metres (0.0 sq. feet)



### Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial. If you require professional property advice when purchasing or selling a property contact the team via [surveys@ctf-uk.com](mailto:surveys@ctf-uk.com).