

**Brynheulog Place  
Port Talbot  
Neath Port Talbot.**

Price **£250,000**



- DETACHED PROPERTY
- THREE BEDROOMS
- ONE RECEPTION ROOM
- FIRST FLOOR BATHROOM/W.C.
- GROUND FLOOR W.C.
- GARDENS & DRIVEWAY
- VIEWING IS RECOMMENDED

**General Description**

We are pleased to offer for sale this very well presented three bedroom detached property situated close to the Port Talbot Town Centre with all its amenities, the Port Talbot Transport Hub and has easy access to the M 4 Motorway. The Aberavon Beach front is a short drive away with its various cafes, activities and ice cream parlours. Council Tax Band D. Viewing is highly recommended.



# Brynheulog Place, Port Talbot, Neath Port Talbot.

## Property Description

Offered for sale is this well presented detached property with the accommodation comprising of hallway, lounge/diner, fitted kitchen, rear porch and W.c. to the ground floor with three bedrooms and bathroom/W.C. to the first floor. The property benefits from having gas central heating, double glazing, gardens to the front and rear together with driveway for off road parking. Viewing is recommended.

## Hall

Via double glazed entrance door with stairs to the first floor, coved ceiling and radiator.

## Lounge/Dining Room

Feature fireplace, coved ceiling and two radiators. Double glazed windows to the front and side.

## Kitchen

Fitted with a range of wall, drawer and base units with work tops over incorporating stainless steel sink and drainer. Four ring gas hob with extractor fan over, eye level oven and grill. Plumbing for washing machine and dishwasher. Space for American style fridge/freezer, part tiled walls and tiled flooring. Understairs storage cupboard, coved ceiling, radiator and double glazed windows to the side and rear.

## Rear Entrance Porch

Tiled floor, storage cupboard housing combi boiler and double glazed obscure door to the side.

## W.C.

Comprising low level W.C. Tiled flooring and double glazed obscure window to the side.

## First Floor Landing

Airing cupboard with shelving, storage cupboard and access to loft. Coved ceiling, radiator and double glazed window to the rear.

## Bedroom 1

Fitted with a range of wardrobes across one wall, coved ceiling, radiator and double glazed window to the front.

## Bedroom 2

Fitted with a range of wardrobes, coved ceiling, radiator and double glazed window to the front.

## Bedroom 3

Coved ceiling, radiator and double glazed window to the rear.

## Bathroom/W.C.

Comprising panelled bath, walk in shower, pedestal wash hand basin and low level W.C. Non slip flooring, part respatex panelling to walls and radiator. Double glazed obscure window to the side.

## Outside

Gravel front garden with pedestrian access around both sides with driveway to the side. Enclosed rear garden laid to patio and astro turf. Good size storage shed.

## Broadband and Mobile phone

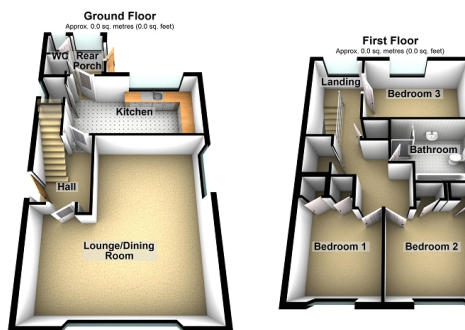
Broadband is available in the vicinity and the mobile phone signal in the are is deemed to be good.

## Tenure

FREEHOLD

## Council Tax

D



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



## Important notice

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## 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).