



## 2 Bryn Road, Glyncorrwg, Neath Port Talbot, SA13 3AU

### Offers In The Region Of £79,500

- Attractive semi-detached house in a convenient village location
- Area renowned for its dramatic countryside and mountain bike trails
- Ideal for first-time buyers, investors or downsizers
- Fitted kitchen, shower room and two bedrooms
- Small enclosed rear courtyard area
- Situated within the popular and scenic Afan Valley
- Extensively refurbished in recent times
- Lounge with attractive decorative fireplace
- uPVC double glazing and gas-fired central heating
- EPC 'D'

## 2 Bryn Road, Glyncorrwg SA13 3AU

An attractive semi-detached house set in a convenient location within this popular Afan Valley village, an area well known for its dramatic hillside scenery, outdoor pursuits and renowned mountain bike trails.

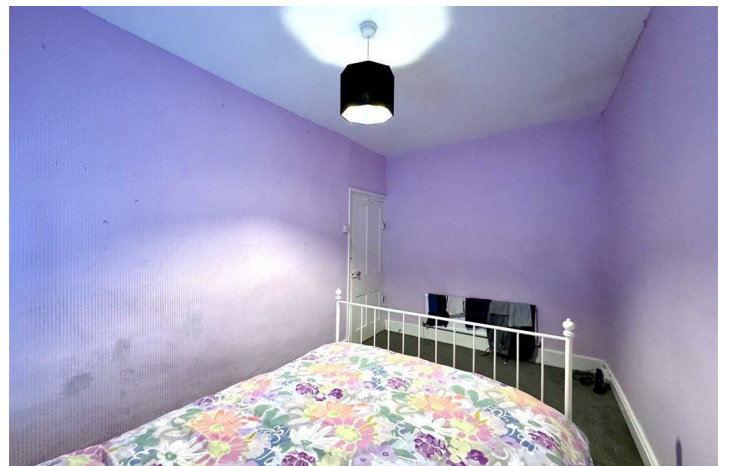
The property has been extensively refurbished in recent times and now provides well-presented accommodation ideally suited to first-time buyers, investors or those seeking a manageable home in a scenic valley setting.

The accommodation comprises: reception hall, lounge with decorative fireplace, fitted kitchen, shower room and two bedrooms. The property also benefits from uPVC double glazing, gas-fired central heating and a small rear courtyard.

Viewing is highly recommended to fully appreciate this appealing home — book an appointment today.



Council Tax Band: A



#### ENTRANCE HALL

6'2" x 3'3"

Wood Effect Floor.

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#### LOUNGE / DINING ROOM

13'1" x 13'1"

Open fire place in decorative painted and granite surround. Wood effect floor. Wall alcove with shelves. Radiator.

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#### KITCHEN

11'10" x 8'9"

Single drainer stainless steel sink unit with shower mixer tap. 4 ring gas cooker with Samsung extractor hood above. Fitted range of base and wall units. Open stairs to 1st floor. Plumbed for automatic washing machine. Ceramic tiled floor. Radiator.

#### REAR HALL / SHOWER ROOM

9'6" x 5'9"

Walk in tiled shower cubicle with Mira unit. Pedestal hand basin. Low level w.c. Respotex paneled walls. Radiator.

#### FIRST FLOOR

##### BEDROOM

13'11" x 8'3"

Radiator.

##### BEDROOM

11'1" x 8'2"

Built in linen cupboard which also houses the gas fired boiler that serves the heating requirements. Wall alcove with shelves. Radiator.

#### OUTSIDE

To the rear of the property is a small enclosed courtyard with gated entrance onto a side access.

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#### SERVICES

We are advised the property is connected to all mains services.

#### EDUCATION

The village has its own primary school with a further school close by being Cymer Afan. The nearest secondary being Tarren School within 2 miles.

#### COUNCIL TAX

We are advised that the property is in Council Tax band "A".

#### TENURE & POSSESSION

We are advised that the property is freehold and that vacant possession will be given on completion.

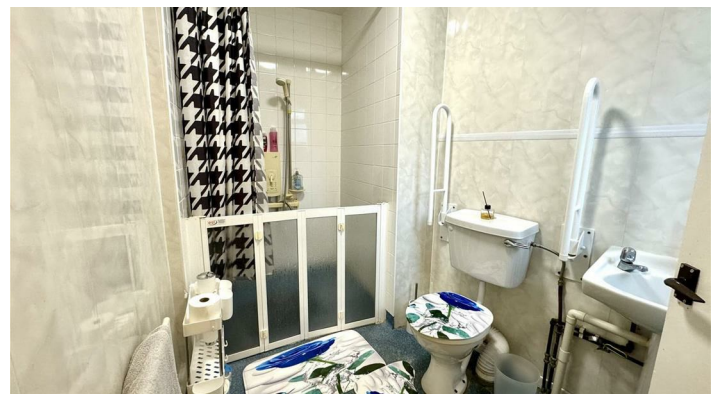
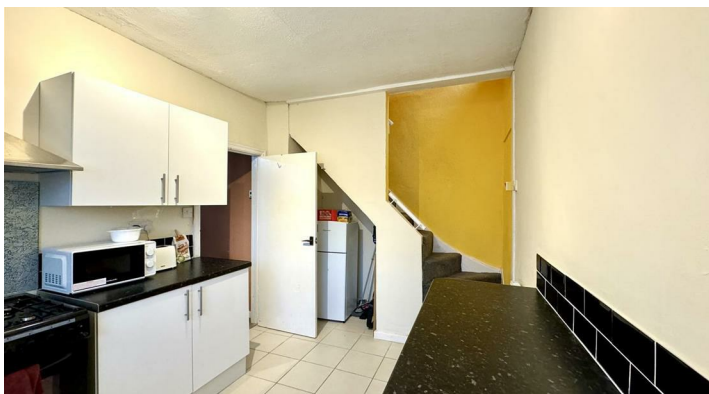
#### LOCATION

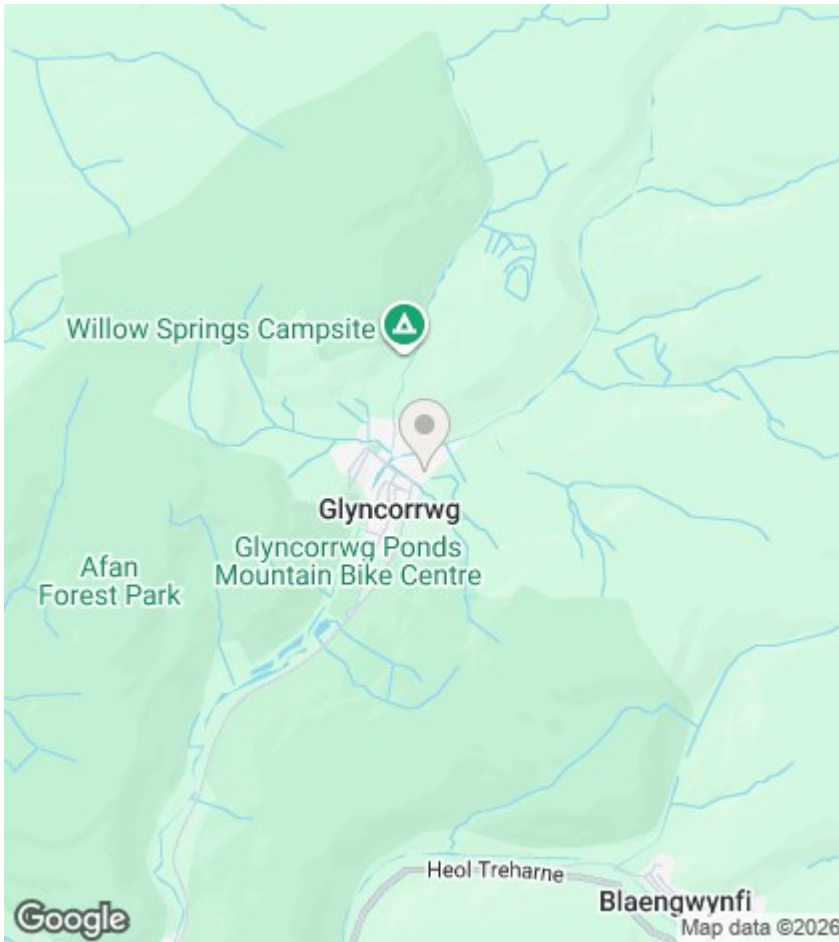
The property is surrounded by wonderful views being within the renowned Afan Valley. Offering easy access to local shops and school and a vast selection of countryside walks and cycle paths on your doorstep. The M4 and the national road network is a short drive away

#### SPORTING & RECREATIONAL

#### OUT OF HOURS CONTACT

Jonathan Morgan 07989 296883





## Directions

## Viewings

Viewings by arrangement only. Call 01558821269 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 