



8 Station Terrace, Port Talbot, SA13 2RN

£165,000

Nestled in the charming area of Station Terrace in Bryn, Port Talbot, this delightful terraced house presents an excellent opportunity for families and first-time buyers alike. The location of this property is particularly appealing, offering a blend of community spirit and accessibility. Conveniently located for access to Bryn convenience store and also benefits from good transport links to the surrounding areas. This property is ideal for enthusiasts of outdoor activities as it backs on to Bryn Forestry with access to the forestry at the bottom of the street, ideal for dog walking, mountain biking or walking.

The accommodation briefly comprises an entrance porch, a well-proportioned reception room, perfect for entertaining guests or enjoying quiet evenings with loved ones, kitchen with integrated appliances, utility room and bathroom to the ground floor.

The first floor has a landing and three bedrooms, with ample space for rest and relaxation, making it an ideal home for those seeking comfort and convenience.

This terraced house is a wonderful canvas for those looking to create their dream home in a friendly neighbourhood with spectacular views to the front aspect. With its practical layout and potential for personalisation, it is a property that should not be missed. Whether you are looking to settle down or invest, this home in Bryn is sure to impress.

Tenure = Freehold (TBC by a legal representative).

EPC Rating = D.

Council Tax Band = B.

Ground Floor

Entrance Porch

Entry via uPVC double glazed door. Skimmed ceiling, skimmed walls, tiled flooring, radiator and door to:

Lounge 20'8" x 16'4" (6.3 x 5.0)



Skimmed ceiling, skimmed walls, wood effect laminate flooring, two radiators, carpeted stairs to first floor, uPVC double glazed window to front, feature cast iron fireplace set on a stone hearth with wooden mantle and door to:

Kitchen 12'9" x 11'5" (3.9 x 3.5)



Skimmed ceiling, skimmed, wood panelled and tiled walls, tiled flooring, a range of base and wall mounted units with a complementary work surface housing a one and a half bowl ceramic sink/drain, integrated appliances to include ceramic hob, overhead extractor, eye level oven and fridge freezer, contemporary vertical radiator, uPVC double glazed window and door to side and door to:

Utility Room 8'10" x 6'6" (2.7 x 2.0)



Skimmed ceiling, skimmed and textured walls, tiled flooring, space for washing machine and tumble dryer, radiator, uPVC double glazed window to rear and door to:

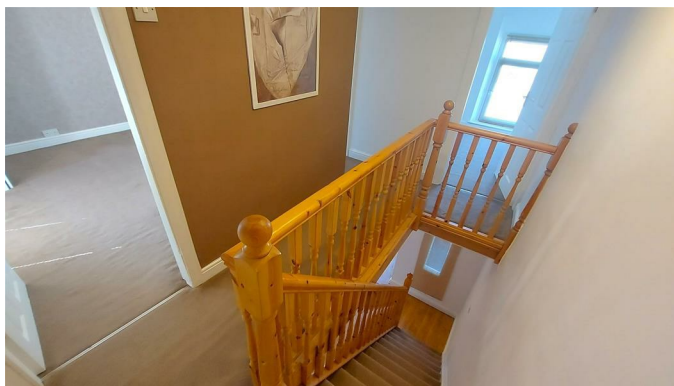
Bathroom 8'10" x 5'2" (2.7 x 1.6)



Tongue and grooved ceiling, tiled walls, tiled flooring, uPVC double glazed window with obscured glass to rear, radiator, a three piece suite comprising a panel bath with shower over and privacy screen, low level W.C and wash hand basin set on a vanity unit.

First Floor

Landing



Skimmed ceiling with loft access, skimmed walls, fitted carpet and three doors off.

Bedroom One 11'9" x 9'10" (3.6 x 3.0)



Skimmed ceiling, skimmed and papered walls, fitted carpet, radiator and uPVC double glazed window to front.

Bedroom Two 11'1" x 8'2" (3.4 x 2.5)



Skimmed ceiling, skimmed and papered walls, fitted carpet, radiator, storage cupboard housing a gas combination boiler and uPVC double glazed window to rear.

Bedroom Three 8'10" x 6'10" (2.7 x 2.1)



Skimmed ceiling, textured walls, fitted carpet, radiator and uPVC double glazed window to front.

Outside

Rear Garden



Area laid to concrete, steps lead up to further areas laid to patio and decorative pea shingle, pedestrian door to garage/workshop, bordered with wood panelled fencing and wooden gate offering rear lane access.

Garage / Workshop 19'0" x 14'1" (5.8 x 4.3)

A block garage with up and over door to rear. Garage is currently divided into two sections for storage and workshop.

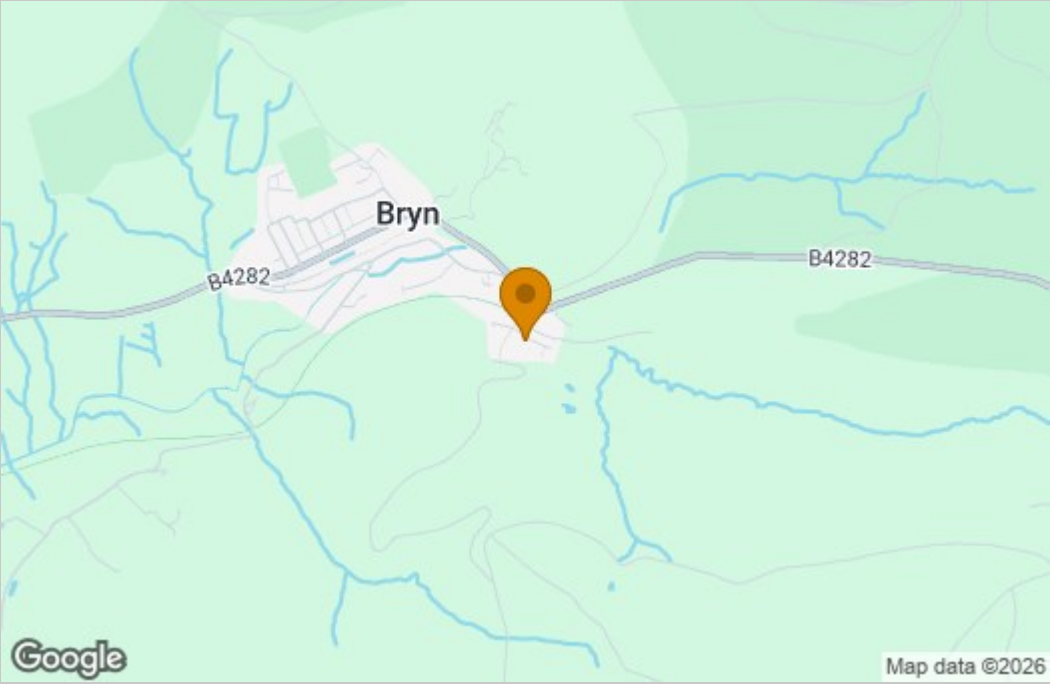
Disclaimer

The information contained within this advertisement is intended as a guide only and does not constitute an offer or contract. While every effort has been made to ensure accuracy, measurements are approximate and provided for indicative purposes only. All marketing content remains the copyright of Ferriers Estate Agents and may not be copied or reproduced without prior written consent. Marketing images are for illustrative purposes. Contents and furnishings are excluded from the sale unless expressly stated otherwise.

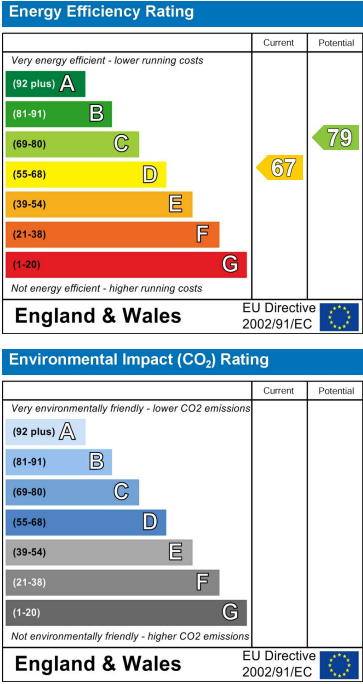
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.