



50 Bryngurnos Street, Bryn, SA13 2RY

£139,950

Ferriers Estate Agents are pleased to offer for sale this immaculately presented, three bedroom terraced property situated in the village of Bryn, Port Talbot. Close to Maesteg and Port Talbot Town Centres. The accommodation briefly comprises:- entrance porch, hallway, open plan lounge / diner, additional dining room, kitchen and a bathroom to the ground floor. Landing and three double bedrooms to the first floor. The property further benefits from gas central heating, uPVC double glazing throughout, front forecourt and an enclosed, low maintenance rear garden with rear lane access. This property would make an ideal first time home and is being sold with no on-going chain!

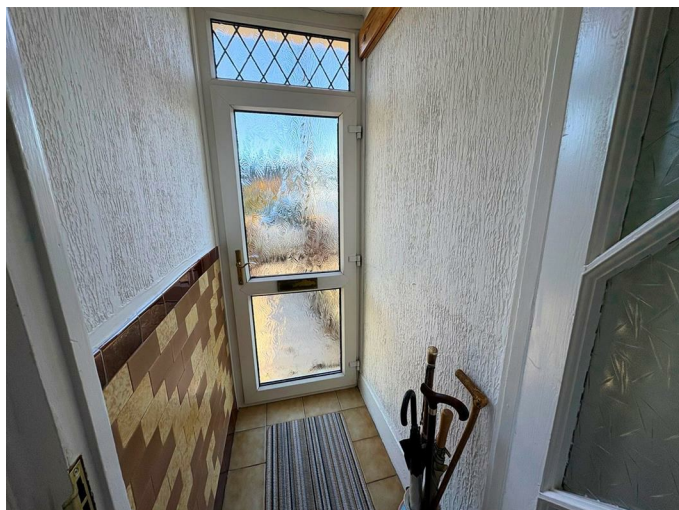
Tenure = Freehold (to be confirmed by a legal representative).

EPC Rating = D.

Council Tax Band = B.

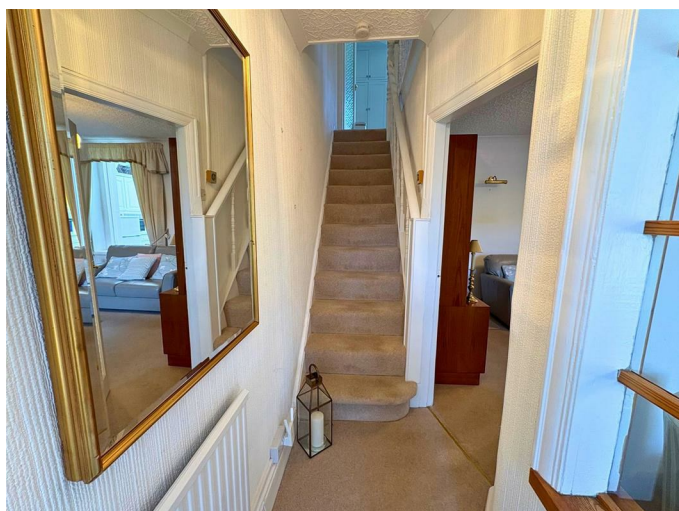
Ground Floor

Entrance Porch



Entry via a uPVC double glazed door, textured ceiling, textured and tiled walls, tiled flooring, door into:-

Hallway



Papered and coved ceiling, papered walls, fitted carpet, radiator, carpeted staircase leading to the first floor, door into reception room two.

Lounge / Diner

Dining Area 12'4" x 9'7" (3.78 x 2.94)



Papered and coved ceiling, papered walls, fitted carpet, radiator, uPVC double glazed window to the front, opening into:-

Lounge Area 12'7" x 10'8" (3.85 x 3.27)



Papered and coved ceiling, papered walls, fitted carpet, radiator, coal effect gas fireplace, uPVC double glazed window to the rear, door into:-

Dining Room 9'11" x 9'10" (3.03 x 3)



Papered and coved ceiling, skimmed walls, tiled flooring, radiator, under stairs storage cupboard, uPVC double glazed window to the side, door into the bathroom, door into:-

Kitchen / Lean-to 10'7" x 6'3" (3.25 x 1.92)



Polycarbonate roof, skimmed and tiled walls, tiled flooring, dwarf radiator, a range of base and wall mounted units with a complementary work surface housing a one and a half bowl stainless steel sink/drain, integrated four ring gas hob, space for a freestanding cooker and a fridge/freezer, space and plumbing for a washing machine, uPVC double glazed window to the rear, uPVC double glazed door to the rear providing access into the rear garden.

Bathroom 10'4" x 5'10" (3.17 x 1.80)



Tongue & groove ceiling, tiled walls, tiled flooring, radiator, three piece suite comprising a panel bath with glass privacy screen, pedestal wash hand basin and a low level W.C., dual aspect - uPVC double glazed windows with obscured glass to the side and rear.

First Floor

Landing



Papered and coved ceiling, papered walls, fitted carpet, three doors off:-

Bedroom One 14'10" x 9'11" (4.53 x 3.04)



Papered and coved ceiling, papered walls, fitted carpet, radiator, fitted mirrored sliding door wardrobes, two uPVC double glazed windows to the front.

Bedroom Two 12'1" x 9'0" (3.69 x 2.76)



Papered and coved ceiling, papered walls, fitted carpet, radiator, fitted mirrored sliding door wardrobes, uPVC double glazed window to the rear.

Bedroom Three 9'11" x 9'9" (3.04 x 2.98)



Papered and coved ceiling, papered walls, fitted carpet, radiator, storage cupboard, uPVC double glazed window to the rear.

Outside

Front Forecourt



Entry via a wrought iron pedestrian gate, forecourt laid with decorative pebbles, bordered with block walls.

Rear Garden

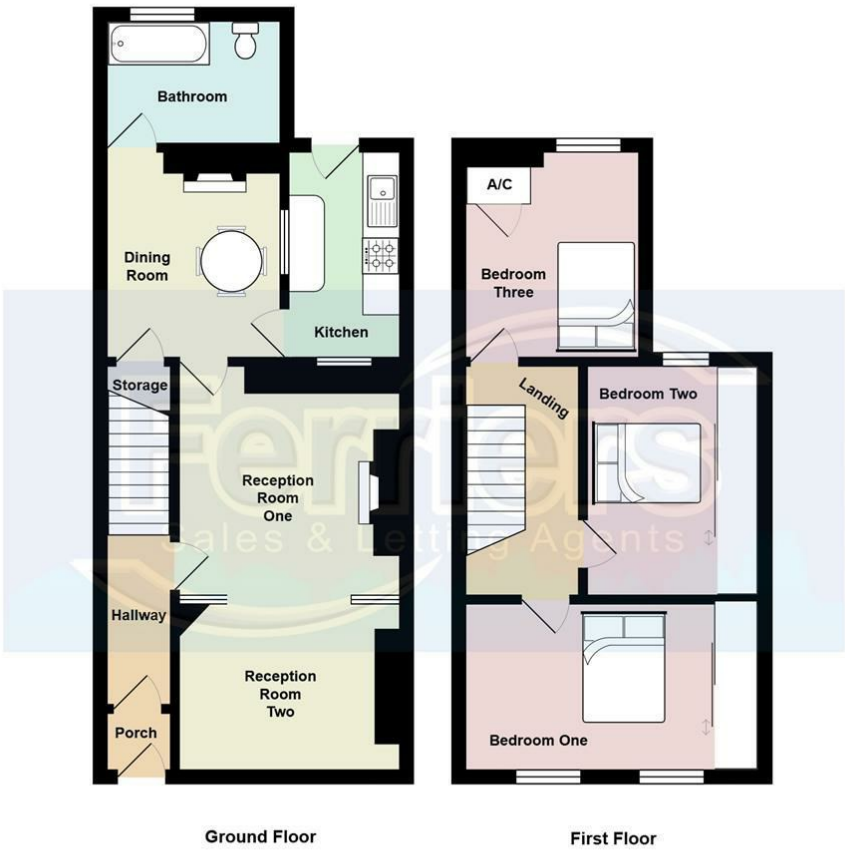


Area laid to concrete, steps leading up to the main garden tier which has a paved centre pathway and areas either side laid with artificial turf, wooden pedestrian gate to the rear of the garden providing rear lane access, brick built storage shed with a uPVC double glazed window, bordered with block walls, potential for a single garage / off-road parking.

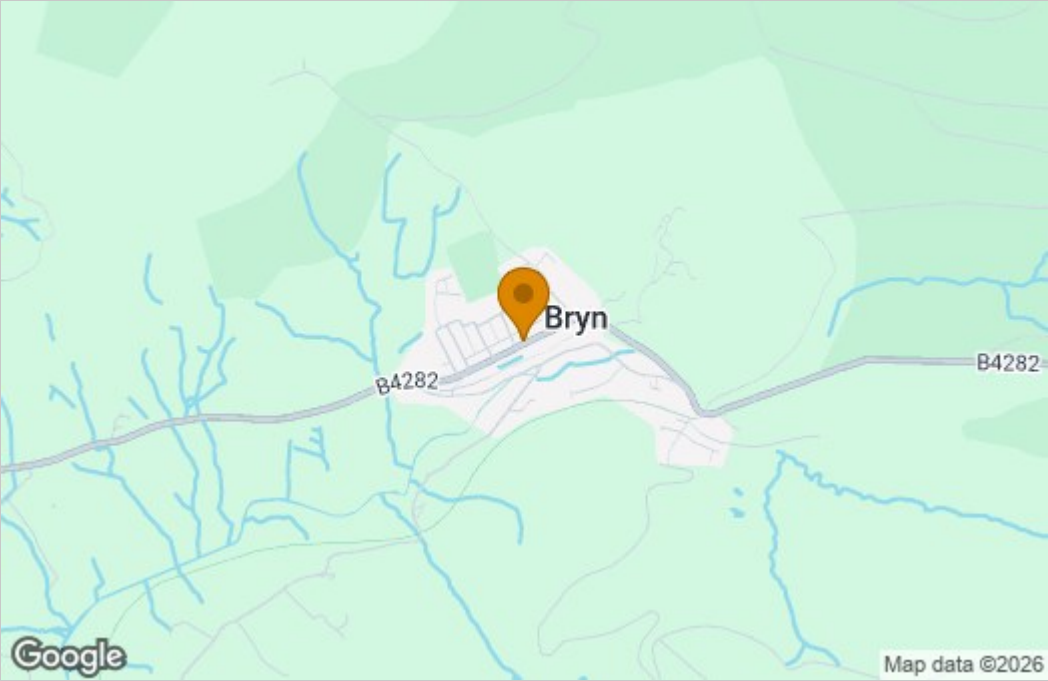
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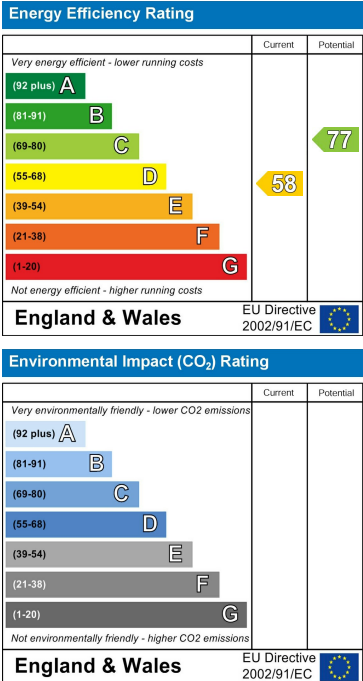
Floor Plan



Area Map



Energy Efficiency Graph



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