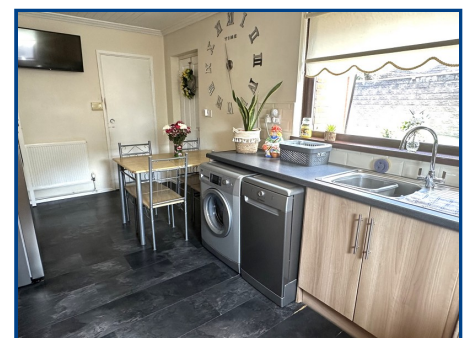


**Brynheulog Place  
Port Talbot  
Neath Port Talbot.**

Price **£239,995**



- 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.

**EPC Rating: D68**

# 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 (20' 07" Max x 20' 01" Max) or (6.27m Max x 6.12m Max)

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

## Kitchen (17' 01" x 8' 09") or (5.21m x 2.67m)

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 (14' 04" Max x 11' 06" Max) or (4.37m Max x 3.51m Max)

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

## Bedroom 2 (13' 01" Max x 8' 06" Max) or (3.99m Max x 2.59m Max)

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

## Bedroom 3 (13' 07" x 6' 07") or (4.14m x 2.01m)

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

## Bathroom/W.C. (10' 03" Max x 7' 07" Max) or (3.12m Max x 2.31m Max)

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.

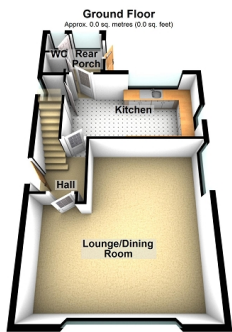
## Services

## Tenure

Freehold

## Council Tax

D



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 12 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).

## Money Laundering Regulations

As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.