

7 Brick Street, Port Talbot, SA13 3BE
Offers Over £85,000

We are pleased to offer For Sale this three bedroom terraced property located in the picturesque village of Glyncothrog. Ideally located for access to the many miles of the Afan Trail, perfect for lovers of outdoor pursuits. Within walking distance of local school and shop as well as public bus routes to Maesteg and Port Talbot. This property would make an ideal home for a first time buyer or a buy-to-let investor.

The accommodation briefly comprises a lounge and kitchen to the ground floor. Landing, bedroom and bathroom to the first floor.

Two further bedrooms to the second floor. The property further benefits from uPVC double glazing, gas central heating via combination boiler and an enclosed rear garden.

Tenure = Freehold (TBC by a legal representative)

EPC = C

Council Tax Band = A

GROUND FLOOR

Lounge 11'1" x 10'2" (3.4 x 3.1)



Entry via uPVC double Glazed door. Skimmed ceiling and walls, wood effect laminate flooring, radiator, uPVC double glazed window to front and door to:

Kitchen 11'1" x 8'6" (3.4 x 2.6)



Skimmed ceiling, skimmed and tiled walls, vinyl flooring, uPVC double glazed window and door to rear, radiator, wall mounted combination boiler, a range of base and wall mounted units with a complementary work surface housing a stainless steel sink/drainage, integrated oven, hob and extractor, under stairs storage and carpeted stairs to first floor.

FIRST FLOOR

Landing

Skimmed ceiling and walls, fitted carpet, uPVC double glazed window to rear, carpeted stairs to second floor and two doors off.

Bedroom One 11'9" x 11'1" (3.6 x 3.4)



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

Bathroom 8'10" x 9'6" (2.7 x 2.9)



Skimmed ceiling, skimmed and pvc panelled walls, wood effect laminate flooring, uPVC double glazed window to rear, a three piece suite comprising a "P" shaped bath with shower over and privacy screen, low level W.C. and pedestal wash hand basin.

SECOND FLOOR

Bedroom Two 11'9" x 11'1" (3.6 x 3.4)



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

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



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

OUTSIDE

Rear Garden

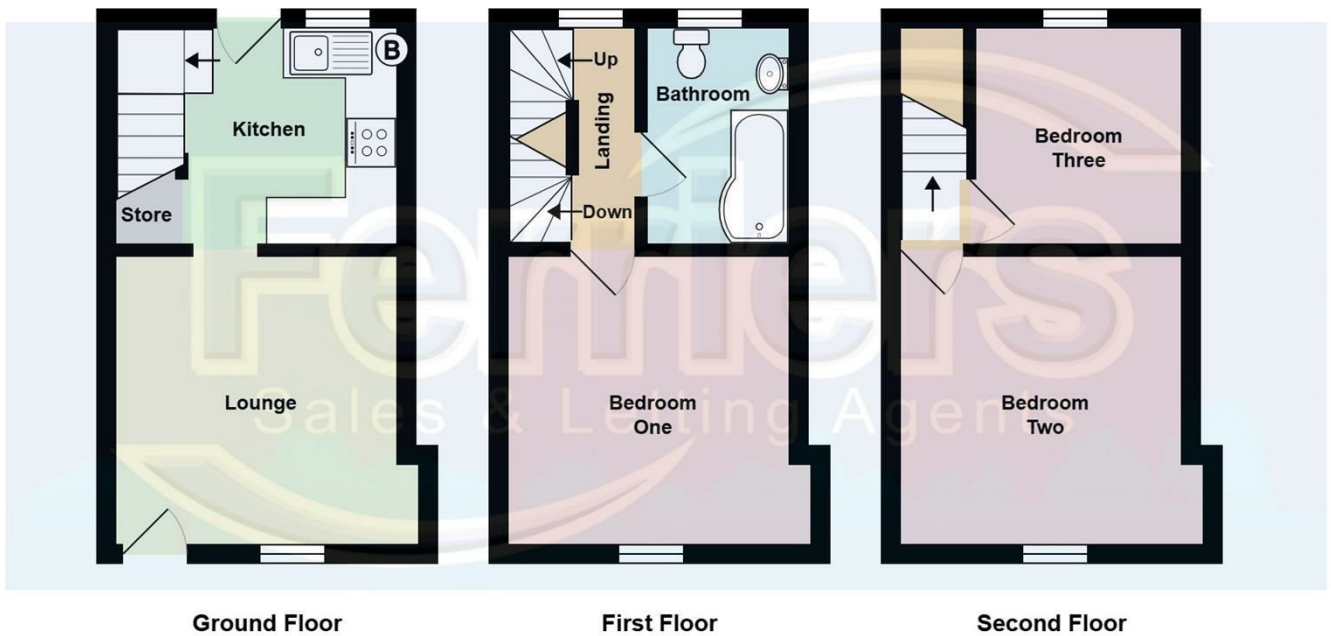


Area laid to concrete, two further areas laid to pea shingle, bordered with block walls.

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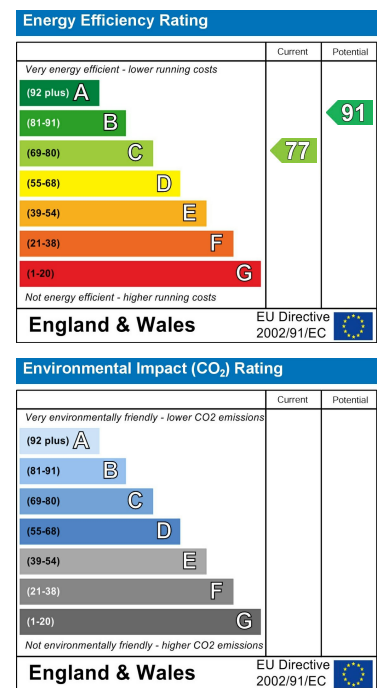
Floor Plan



Area Map



Energy Efficiency Graph



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