



15 Galltcwm Terrace, Bryn - SA13 2RL

Port Talbot

£150,000

# 15 Galltcwm Terrace

Bryn, Port Talbot

A semi-detached home located in the popular village of Bryn, Port Talbot. Set in a cull-de sac location with attractive views to front and rear, this property come highly recommended for viewing. Approached via steps leading to enclosed porch, hallway, doors leading to through lounge/ diner with fire place and a kitchen with fitted appliances giving access to the utility area and guest WC. To the first floor are three bedrooms and a shower room. Outside to the front is a garden with retaining wall and to the rear is a tiered garden with decking area , paved patio, shed and gate. With no upward chain, viewing comes highly recommended.

- 3 Bed Semi Detached
- Guest WC & Utility Area
- No Chain
- Front & Rear Gardens
- Upstairs Shower Room
- Through Diner Lounge With Fireplace
- Attractive Views Front & Rear
- Kitchen With Fitted Appliances
- EPC D





### **Entrance Porch**

1.52m x 2.40m (5' 0" x 7' 10") Via front door into entrance porch finished with windows overlooking the front and side, radiator. Door leading into the entrance hall.

### **Entrance Hall**

Stairs leading to first floor. Radiator. Doors leading to lounge and kitchen. Under stair cupboard housing meter.

### **Lounge**

3.37m x 7.10m (11' 1" x 23' 4") Window overlooking the front and rear, two radiators, slate tiled fireplace with solid fuel burner. TV shelving.

### **Kitchen**

2.59m x 2.46m (8' 6" x 8' 1") Window to rear, radiator and tiling to splash back areas. A range of wall and base units with complementary work surface. Integrated electric hob, electric oven and cooker hood. Stainless steel sink. Pantry storage. Door leading to utility.

### **Utility**

3.79m x 2.33m (12' 5" x 7' 8") Door and window to the rear. Door leading to the front and door leading to WC.

### **WC**

1.34m x 0.82m (4' 5" x 2' 8") Roof light, low level WC and partial tiled walls.

### **First Floor Landing**

Via stairs with window overlooking the side of the property. Access to loft with ladder. Airing cupboard with wall mounted boiler. Doors leading to three bedrooms and bathroom.



**Bedroom 1**

3.12m x 3.35m (10' 3" x 11' 0") Window overlooking the front with views and radiator.

**Bedroom 2**

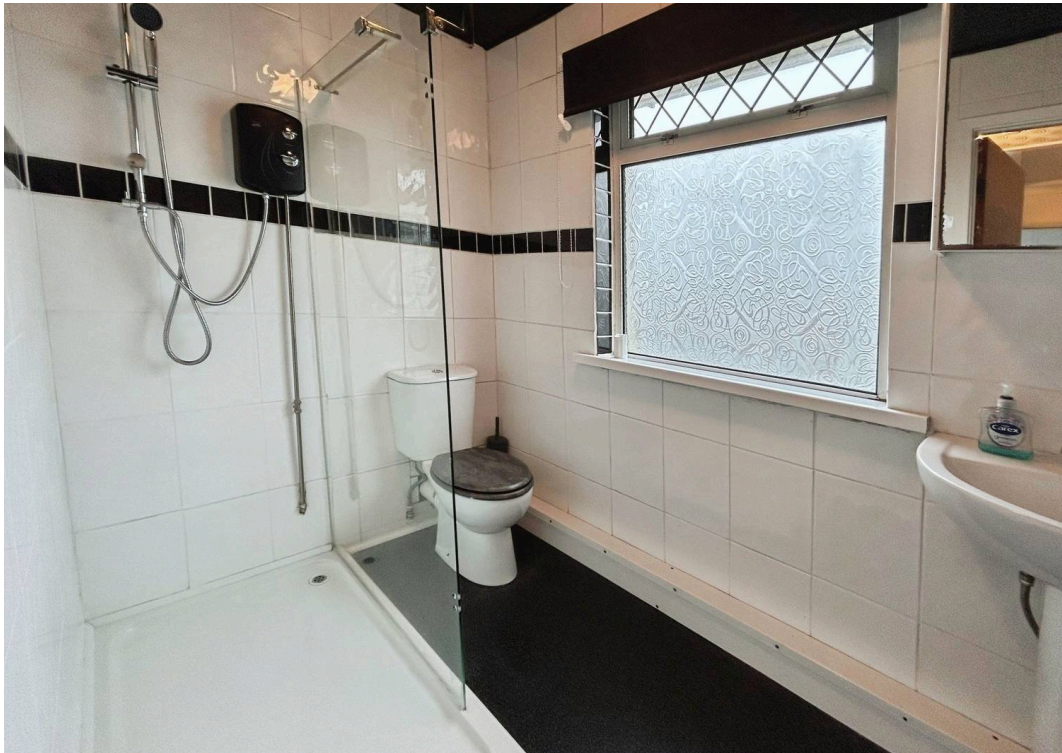
3.38m x 3.72m (11' 1" x 12' 2") Window overlooking the rear of the property and radiator.

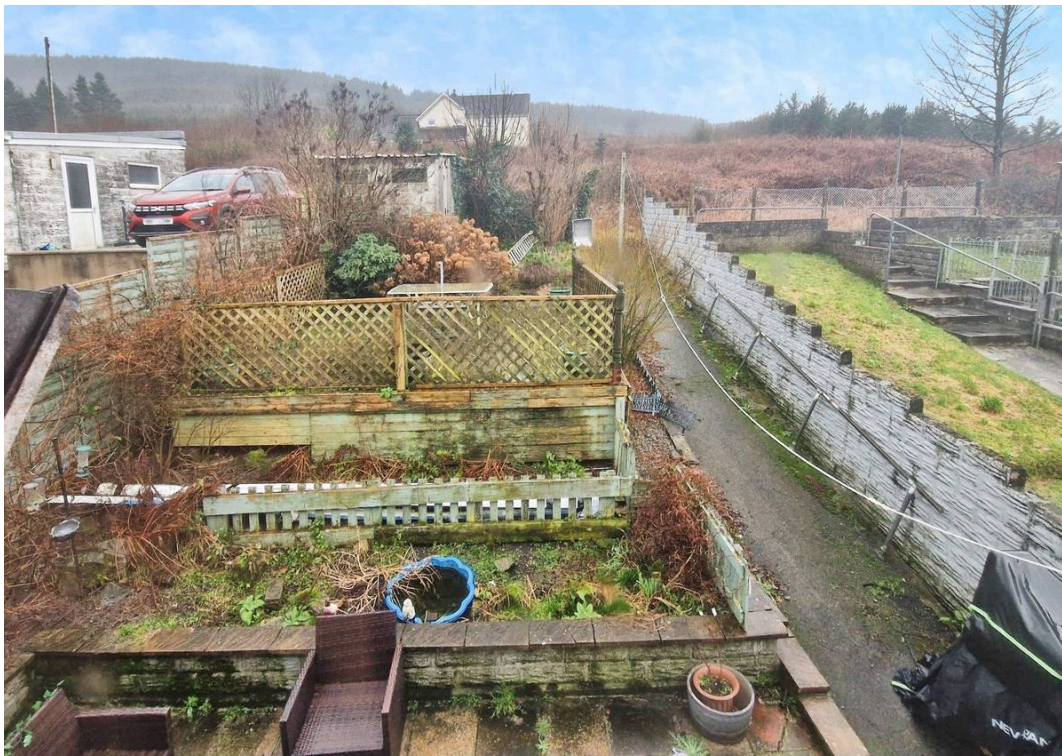
**Bedroom 3**

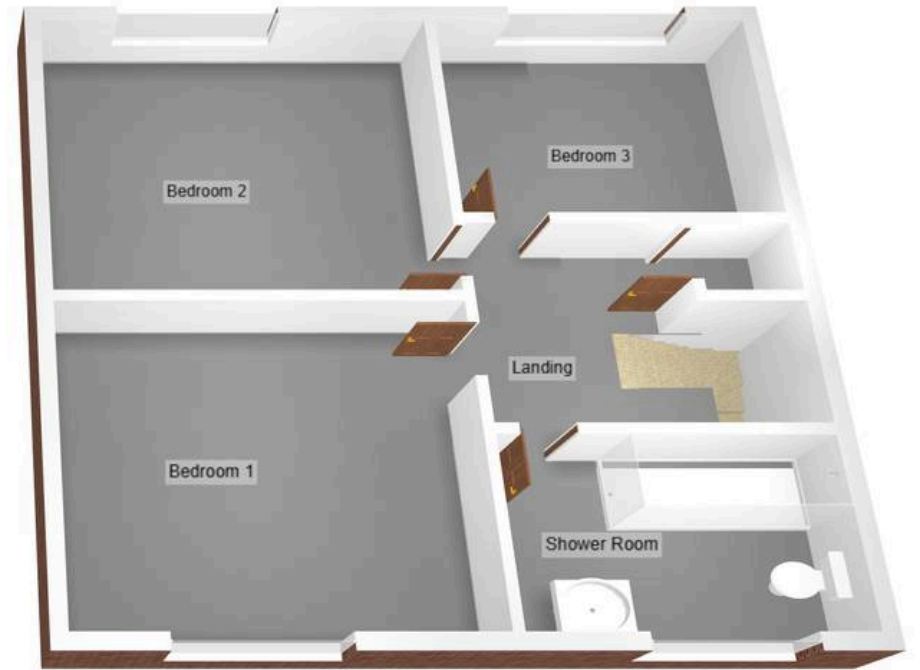
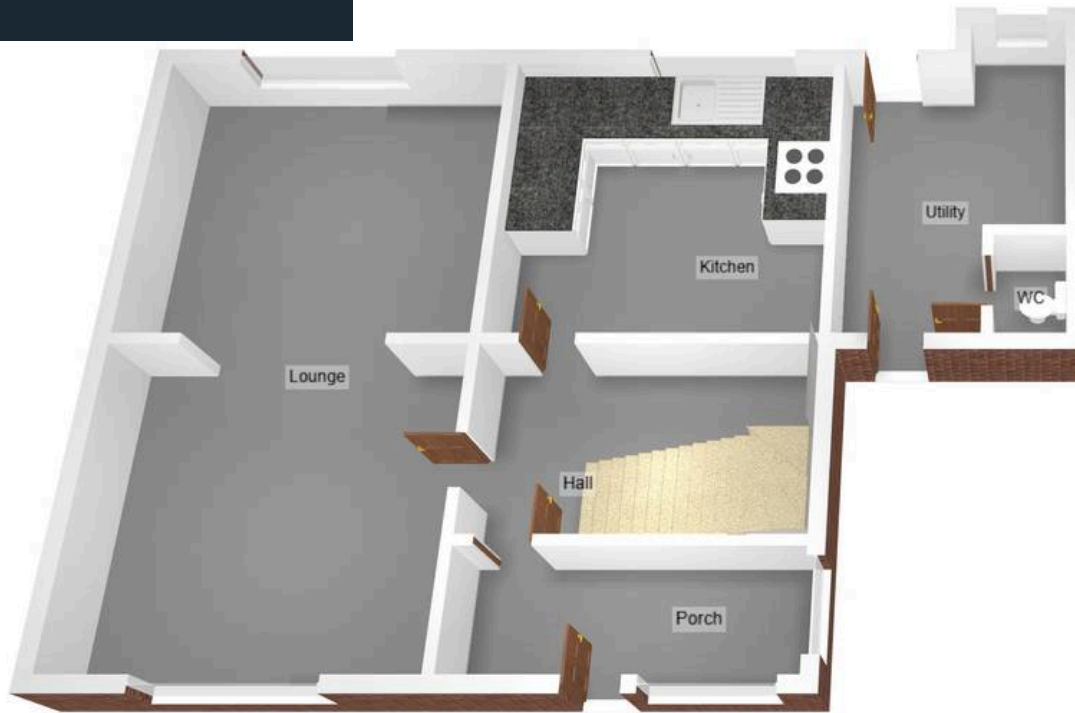
2.64m x 2.39m (8' 8" x 7' 10") Window overlooking the rear of the property and radiator.

**Shower Room**

2.53m x 1.60m (8' 4" x 5' 3") Window overlooking the front, extractor fan and radiator. Three piece suite comprising low level WC, pedestal wash hand basin with mixer tap and walk-in shower with mains fed electric shower.







## Payton Jewell Caines

Payton Jewell Caines, 53 Station Road - SA13 1NW

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