



15 Brytwn Road, Port Talbot, SA13 3EN

£65,000

We are pleased to offer a renovation opportunity of this two bedroom mid terraced property in Cymmer, which offers excellent public transport links and is within walking distance of Cymmer Swimming Pool and the Afan Valley Cycleway. The property is in need of a total refurbishment throughout and will make an ideal Buy to Let property or First Time Purchase.

The accommodation briefly comprises a porch, hallway, lounge and kitchen to the ground floor. Landing, two double bedrooms, bathroom and separate W.C. to the first floor.

The property further benefits from gas central heating via combination boiler as well as a garage and workshop to the rear.

Tenure = Freehold (TBC by a legal representative)

EPC = TBC

Council Tax Band = A

GROUND FLOOR

Porch

Entry via uPVC double glazed door. Skimmed ceiling, wood panelled walls, fitted carpet, door to:

Hallway

Papered ceiling and walls, fitted carpet, radiator, carpeted stairs to first floor and two doors off.

Lounge 21'7" x 11'5" (6.6 x 3.5)



Polystyrene tiled ceiling, papered and wood panelled walls, fitted carpet, two radiators, two wall mounted gas fires and dual aspect windows to front and rear.

Kitchen 10'9" x 9'2" (3.3 x 2.8)



Papered ceiling, tiled walls, vinyl flooring, under stairs storage cupboard, a range of base and wall mounted units with a complementary work surface housing a sink/drain, window and door to side.

FIRST FLOOR

Landing



Papered ceiling and walls, fitted carpet, radiator, storage cupboard and four doors off.

Bedroom One 15'1" x 10'2" (4.6 x 3.1)



Papered ceiling and walls, fitted carpet, fitted wardrobes, radiator and two windows to front.

Bedroom Two 11'5" x 9'6" (3.5 x 2.9)



Papered ceiling and walls, fitted carpet, radiator and window to rear.

Bathroom 9'2" x 6'6" (2.8 x 2.0)



Papered ceiling, papered and tiled walls, fitted carpet, radiator, storage cupboard housing a gas combination boiler, window with obscured glass to side and a two piece suite comprising a panel bath with shower over and a pedestal wash hand basin.

W.C. 6'2" x 3'3" (1.9 x 1.0)



Papered ceiling, wood panelled walls, fitted carpet and a low level W.C.

OUTSIDE

Front Forecourt

A sloped area laid to lawn with steps leading to front access.

Rear Garden



Area laid to concrete, steps lead to a tiered garden laid to lawn and a further tier offering pedestrian access to garage.

Garage 16'4" x 8'10" (5.0 x 2.7)



A block garage with wooden doors offering vehicular access, power and lighting and open to:

Workshop 12'9" x 7'6" (3.9 x 2.3)



Area adjacent to garage with space for work bench.

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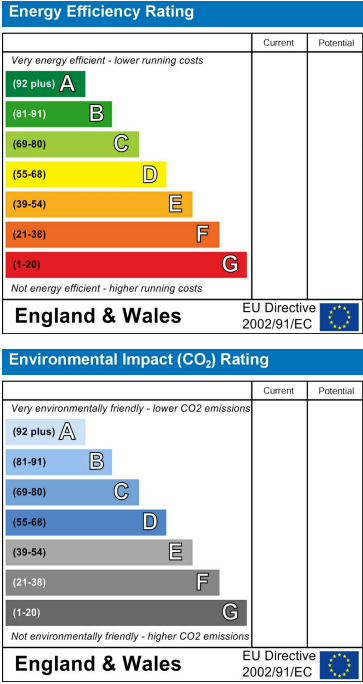
Floor Plan



Area Map



Energy Efficiency Graph



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