

**Heol Penhydd
Bryn
Port Talbot
Neath Port Talbot.**

Price **£139,995**



- SEMI DETACHED PROPERTY
- TWO BEDROOMS
- TWO RECEPTION ROOMS
- CONSERVATORY
- GARDENS & OFF ROAD PARKING
- VIEWING IS RECOMMENDED



General Description

Situated in the village of Bryn with local amenities and with good links to the Port Talbot Town Centre and the M4 Motorway. The property is very well maintained with gardens and off road parking. Internal viewing is recommended. Council Tax Band B.

EPC Rating: D55

Heol Penhydd, Bryn, Port Talbot, Neath Port Talbot.

Property Description

Very well maintained two bedroom semi detached property with the accommodation comprising of the above mentioned bedrooms, entrance hallway, two reception rooms, conservatory and bathroom/W.C. to the first floor. The property benefits from having gas central heating, gardens to the front and rear together with driveway for off road parking. Viewing is recommended. Council Tax Band B.

Entrance

Double glazed entrance door into:

Hallway

Obscure double glazed window to the side. Staircase to first floor, coved ceiling, smoke alarm and radiator. Door into:

Lounge (11' 06" Max x 11' 01" Max) or (3.51m Max x 3.38m Max)

Double glazed window to front, gas fire set on a marble effect hearth, coved ceiling, radiator and door into:

Dining Room (9' 08" Max x 9' 01" Max) or (2.95m Max x 2.77m Max)

Double glazed sliding door to rear leading into conservatory, open hatch to kitchen, coved ceiling and radiator.

Conservatory (10' 03" Max x 9' 06" Max) or (3.12m Max x 2.90m Max)

Dwarf brick wall construction with double glazed windows to the sides and rear and french doors to side. Poly-carb roof, tiled flooring and radiator.

Kitchen (9' 06" Max x 7' 09" Max) or (2.90m Max x 2.36m Max)

Double glazed door to the side and double glazed window to rear. Fitted with a range of wall, drawer and base units with complimentary work surfaces over incorporating one and half bowl sink and drainer, integrated dishwasher and integrated fridge. Understairs storage cupboard, space for cooker with extractor fan.

Part tiled walls, open hatch to dining room, tiled flooring and coved ceiling.

FIRST FLOOR ACCOMMODATION

Landing

Access to loft and airing cupboard housing water tank and shelving. Coved ceiling and obscure window to the side.

Bedroom 1 (18' 0" Max x 9' 05" Max) or (5.49m Max x 2.87m Max)

Triple mirrored fronted wardrobes and double mirrored fronted wardrobe. Coved ceiling, radiator and two windows to the front.

Bedroom 2 (11' 07" Max x 10' 0" Max) or (3.53m Max x 3.05m Max)

Wardrobe with sliding doors along one wall, coved ceiling, radiator and window to the rear.

Bathroom (6' 03" Max x 5' 03" Max) or (1.91m Max x 1.60m Max)

Comprising bath with overhead shower and glass screen, wash hand basin and low level W.C. set in a vanity unit. Tiled flooring and tiled walls. Spotlights to ceiling, heated towel rail and obscure window to the rear.

Outside

Front garden mainly laid to gravel and bordered by various trees and gated access to driveway with parking for one car, pedestrian access to side of property, utility shed with plumbing for washing machine, enclosed rear garden laid to patio and gravel areas bordered by various trees, plants and shrubs. Garden shed and Glasshouse.

Services

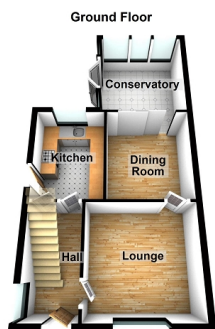
Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

Not Specified



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 14 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.