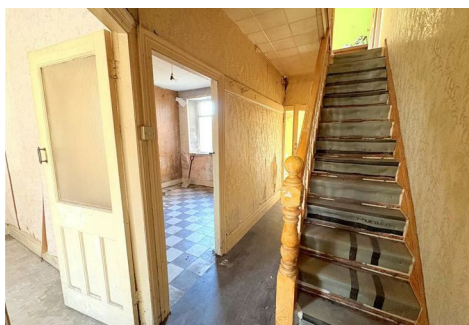




105 Brytwn Road, Port Talbot, SA13 3EW

£55,000

**** CASH BUYERS ONLY ****

Ferriers Estate Agents are pleased to offer for sale this two bedroom, end-of-terrace property situated in Cymmer, Port Talbot. Close to Afan Argoed Country Park and Glyncorwg Mountain Bike Centre. The property briefly comprises:- entrance porch, hallway, two reception rooms, dining room and kitchen to the ground floor. Landing, two bedrooms, inner hall, W.C. and a bathroom to the first floor. The property is in need of full renovation throughout and is priced competitively for those looking for a project! Large enough to be turned into a three bedroom property. Sold with no on-going chain.

Tenure = Freehold (to be confirmed by a legal representative).

EPC Rating = F.

Council Tax Band = A.

Ground Floor

Entrance Porch

Entry via a wood panelled front door, skimmed and coved ceiling, papered walls with dado rail, tile effect vinyl flooring, door into:-

Hallway

Polystyrene tiled ceiling, papered walls, tile effect vinyl flooring, radiator, stairs leading to the first floor, three doors off:-

Reception Room One 11'7" x 10'1" (3.55 x 3.09)

Skimmed ceiling, papered walls, radiator, wooden single glazed window to the front.

Reception Room Two 11'1" x 9'10" (3.38 x 3.00)

Skimmed ceiling, papered walls, tiled flooring, radiator, wooden single glazed window to the rear.

Dining Room 8'5" x 13'11" (2.57 x 4.25)

Skimmed ceiling, papered walls, tiled flooring, radiator, understairs storage cupboard, wooden single glazed window to the side.

Kitchen 5'8" x 10'0" (1.73 x 3.06)

Skimmed ceiling, skimmed and tiled walls, vinyl flooring, two wooden single glazed windows to the rear.

First Floor

Landing

Polystyrene tiled ceiling. papered walls, three doors off:-

Bedroom One 16'7" x 10'4" (5.06 x 3.15)

Textured ceiling, papered walls, tile effect vinyl flooring, two radiators, two wooden single glazed windows to the front.

Bedroom Two 10'10" x 11'1" (3.31 x 3.40)

Textured ceiling, papered walls, vinyl flooring, radiator, wooden single glazed window to the rear.

Inner Hall 5'6" x 5'11" (1.68 x 1.82)

Polystyrene tiled ceiling, skimmed walls, tile effect vinyl flooring, two doors off:-

W.C. 3'3" x 5'6" (1.00 x 1.69)

Polystyrene tiled ceiling, skimmed walls, low level W.C., single wooden glazed window with obscured glass to the rear.

Bathroom

Polystyrene tiled ceiling, skimmed and tiled walls, radiator, two piece suite comprising a panel bath and pedestal wash hand basin, single glazed wooden window with obscured glass to the side.

Outside

Rear Garden

Garden overgrown and in need of attention - accessible via the rear lane.

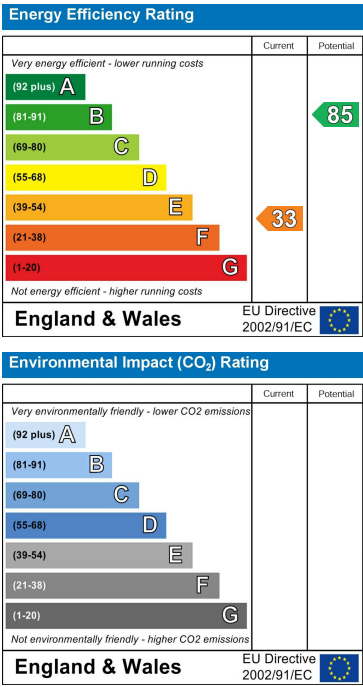
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.