



## 50 Brynheulog Road, Port Talbot, SA13 3RR

**£125,000**

Ferriers Estate Agents are pleased to offer for sale this three bedroom, semi-detached property located on Brynheulog Road, Cymmer, Port Talbot in the picturesque Afan Valley. Within easy reach of public transport links, local convenience stores and the Afan Trail, popular with hikers and cyclists. The accommodation briefly comprises:- entrance hallway, two reception rooms and a newly fitted kitchen with pantry cupboard to the ground floor. Landing, three bedrooms and a shower room to the first floor. The property further benefits from gas central heating via combination boiler, uPVC double glazing, a front garden with a driveway suitable for 1-2 vehicles (depending on size) and an enclosed rear garden. This would make an ideal first time home or investment and is being sold with no on-going chain!

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

EPC Rating = C.

Council Tax Band = A.

## Ground Floor

### Entrance Hallway



Entry via a uPVC double glazed door with matching obscured glass side panel, textured and covered ceiling, skimmed walls, wood effect laminate flooring, radiator, carpeted staircase leading to the first floor, two doors off:-

### Reception Room One 12'6" x 10'4" (3.83 x 3.16)



Textured and covered ceiling, skimmed walls, wood effect laminate flooring, radiator, uPVC double glazed window to the front.

### Reception Room Two 11'6" x 11'7" (3.51 x 3.55)



Skimmed and covered ceiling, skimmed walls, wood effect laminate flooring, radiator, wall mounted electric fire, uPVC double glazed window to the rear.

### Kitchen 14'4" x 7'1" - 8'2" (from pantry wall) (4.37 x 2.18 - 2.50 (from pantry wall))



Textured and covered ceiling, skimmed walls, wood effect laminate flooring, radiator, a range of base and wall mounted units with a complementary work surface housing a stainless steel sink/drainage, integrated appliances include an electric oven and four ring gas hob with chrome extractor above as well as a fridge/freezer, under stairs storage cupboard, uPVC double glazed window to the rear, uPVC double glazed door to the side providing access into the outbuilding, folding door into:-

### Pantry Cupboard 3'0" x 2'11" (0.93 x 0.90)

Skimmed ceiling, skimmed walls, wood effect laminate, built-in shelving, wooden single glazed window to the side.

## First Floor

## Landing



Papered and coved ceiling with loft access, skimmed walls, fitted carpet, radiator, airing cupboard housing the gas combination boiler, uPVC double glazed window to the side, four doors off:-

## Bedroom One 9'2" x 13'0" (2.80 x 3.97)



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

## Bedroom Two 9'3" x 11'7" (2.83 x 3.54)



Tongue & groove and coved ceiling, skimmed walls, fitted carpet, radiator, uPVC double glazed window to the rear.

## Bedroom Three 9'6" x 7'6" (2.92 x 2.31)



Skimmed and coved ceiling, skimmed and papered walls, wood effect laminate flooring, radiator, uPVC double glazed window to the front.

### Shower Room 7'11" x 5'5" (2.43 x 1.66)



Skimmed and coved ceiling, tiled walls, tile effect vinyl flooring, chrome heated towel rail, three piece suite comprising a quadrant shower cubicle, vanity wash hand basin and a low level W.C., uPVC double glazed window with obscured glass to the rear.

### Outside

### Front Garden & Driveway



A concrete driveway suitable for one vehicle, garden laid to lawn with paved steps leading down to the property entrance.

### Rear Garden

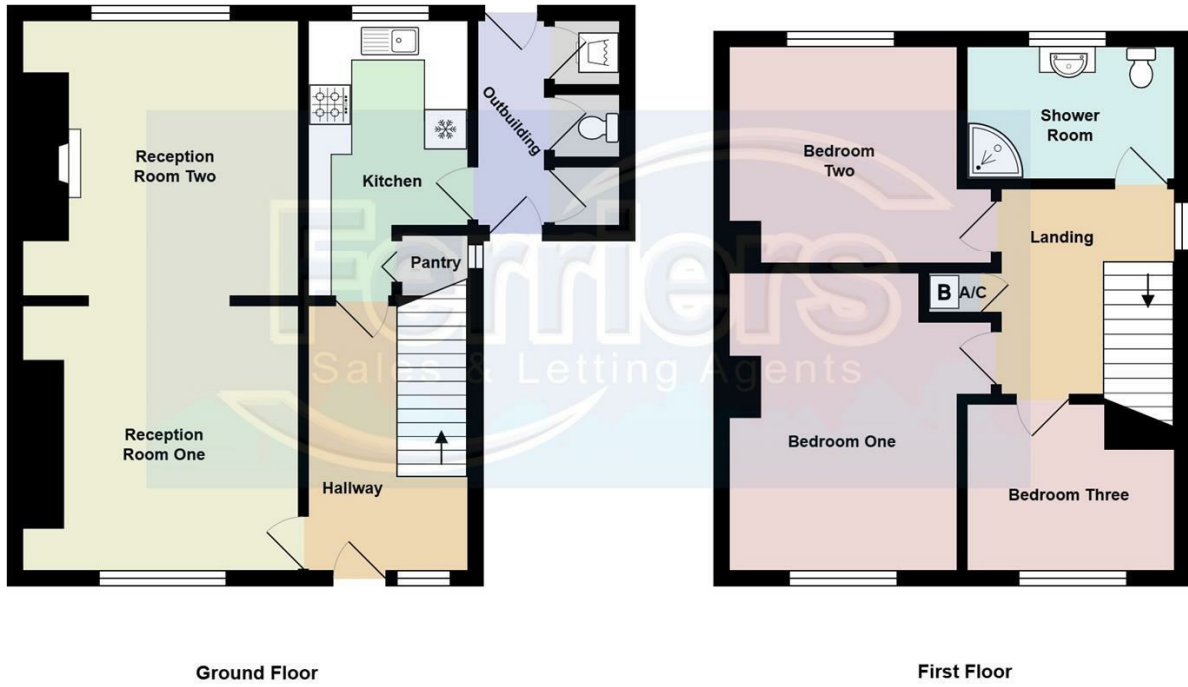


Garden mostly laid to lawn with a paved centre pathway, bordered with wood panelled fencing.

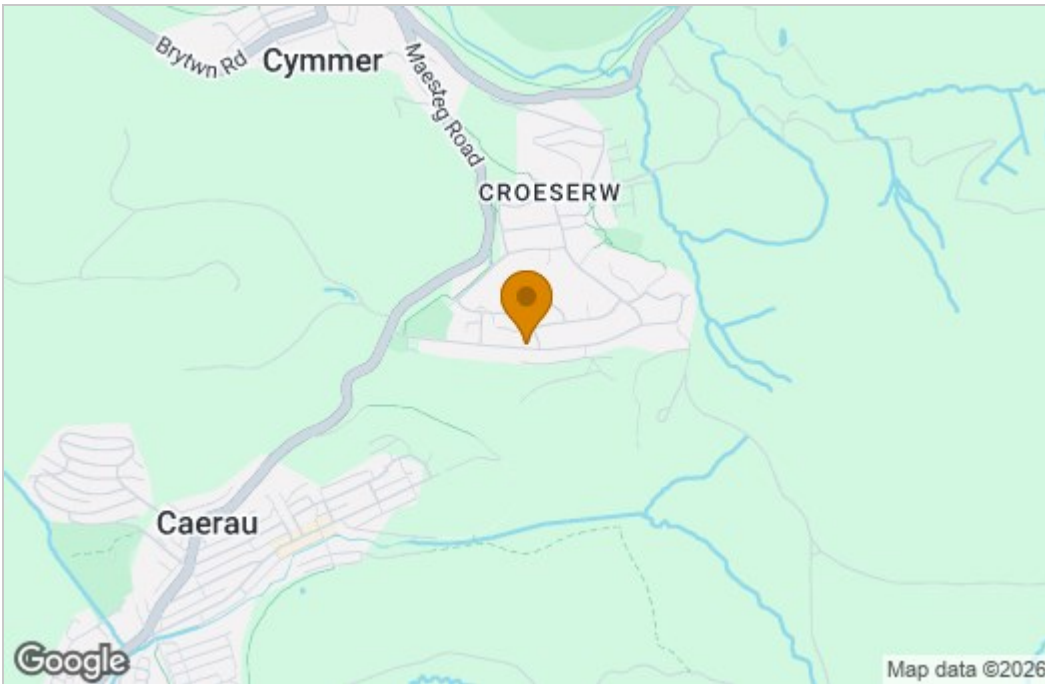
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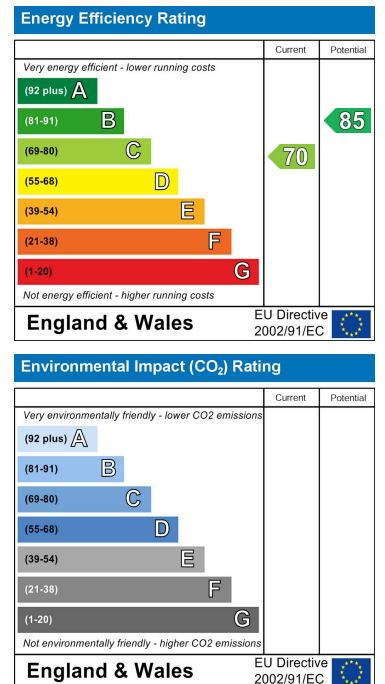
# Floor Plan



# Area Map



# Energy Efficiency Graph



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