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## 50 Bryngurnos Street , Bryn, SA13 2RY

Ferriers Estate Agents are pleased to offer for sale this immaculately presented, three bedroom terraced property situated in the village of Bryn, Port Talbot. Close to Maesteg and Port Talbot Town Centres. The accommodation briefly comprises:- entrance porch, hallway, open plan lounge / diner, additional dining room, kitchen and a bathroom to the ground floor. Landing and three double bedrooms to the first floor. The property further benefits from gas central heating, uPVC double glazing throughout, front forecourt and an enclosed, low maintenance rear garden with rear lane access. This property would make an ideal first time home and is being sold with no on-going chain!

Tenure = Freehold (to be confirmed by a legal representative).  
EPC Rating = D.  
Council Tax Band = B.

**£149,950**

# 50 Bryngurnos Street

, Bryn, SA13 2RY



- Terraced Property
- Separate Lounge & Dining Room
- Sold with No On-Going Chain
- Council Tax Band = B
- Immaculately Presented
- G/F Family Bathroom
- Tenure = Freehold (tbc by a legal representative)
- Three Double Bedrooms
- Enclosed Rear Garden with Rear Lane Access
- EPC Rating = D

## Ground Floor

### Entrance Porch

### Hallway

### Lounge / Diner

### Dining Area

12'4" x 9'7" (3.78 x 2.94)

### Lounge Area

12'7" x 10'8" (3.85 x 3.27)

### Dining Room

9'11" x 9'10" (3.03 x 3)

### Kitchen / Lean-to

10'7" x 6'3" (3.25 x 1.92)

### Bathroom

10'4" x 5'10" (3.17 x 1.80)

## First Floor

### Landing

### Bedroom One

14'10" x 9'11" (4.53 x 3.04)

### Bedroom Two

12'1" x 9'0" (3.69 x 2.76)

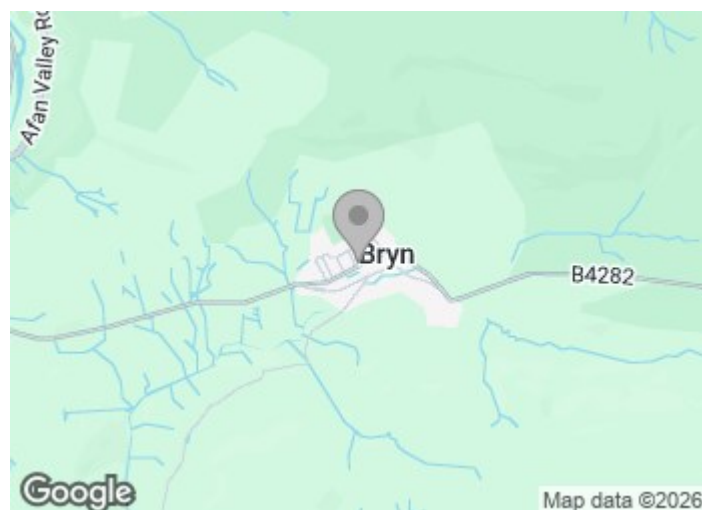
### Bedroom Three

9'11" x 9'9" (3.04 x 2.98)

### Outside

### Front Forecourt

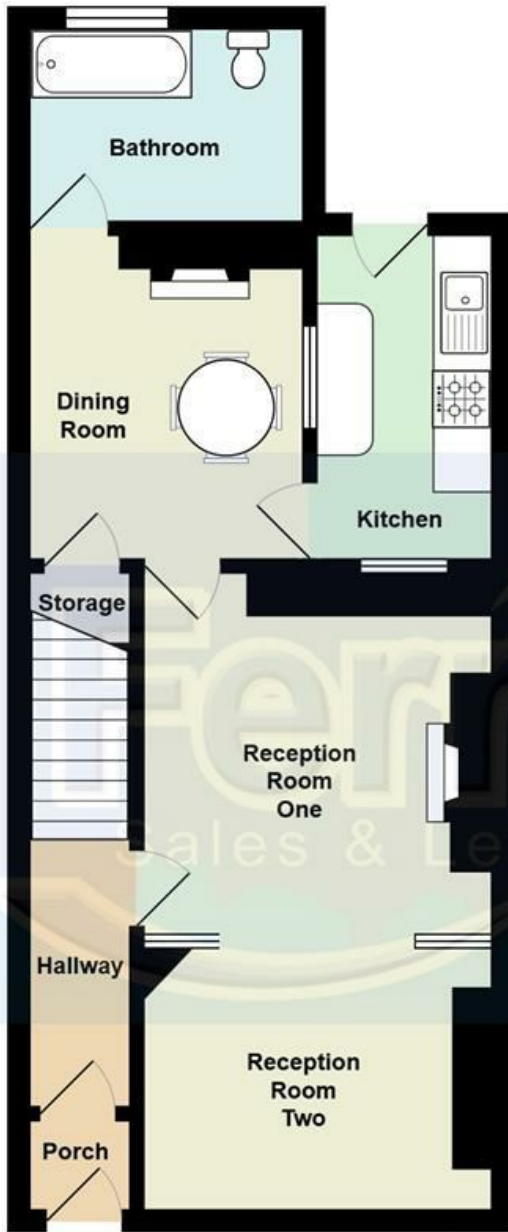
### Rear Garden



[Directions](#)



# Floor Plan



**Ground Floor**



**First Floor**

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>				(81-91) <b>A</b>			
(81-91) <b>B</b>				(69-80) <b>B</b>			
(69-80) <b>C</b>				(55-68) <b>C</b>			
(55-68) <b>D</b>				(39-54) <b>D</b>			
(39-54) <b>E</b>				(21-38) <b>E</b>			
(21-38) <b>F</b>				(11-20) <b>F</b>			
(1-20) <b>G</b>				Not environmentally friendly - higher CO <sub>2</sub> emissions			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales				England & Wales			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			