

7 Brick Street, Port Talbot, SA13 3BE
Offers Over £92,500

We are pleased to offer For Sale this three bedroom terraced property located in the picturesque village of Glyncothrog. Ideally located for access to the many miles of the Afan Trail, perfect for lovers of outdoor pursuits. Within walking distance of local school and shop as well as public bus routes to Maesteg and Port Talbot. This property would make an ideal home for a first time buyer or a buy-to-let investor.

The accommodation briefly comprises a lounge and kitchen to the ground floor. Landing, bedroom and bathroom to the first floor.

Two further bedrooms to the second floor. The property further benefits from uPVC double glazing, gas central heating via combination boiler and an enclosed rear garden.

Tenure = Freehold (TBC by a legal representative)

EPC = C

Council Tax Band = A

GROUND FLOOR

Lounge 11'1" x 10'2" (3.4 x 3.1)



Entry via uPVC double Glazed door. Skimmed ceiling and walls, wood effect laminate flooring, radiator, uPVC double glazed window to front and door to:

Kitchen 11'1" x 8'6" (3.4 x 2.6)



Skimmed ceiling, skimmed and tiled walls, vinyl flooring, uPVC double glazed window and door to rear, radiator, wall mounted combination boiler, a range of base and wall mounted units with a complementary work surface housing a stainless steel sink/drainage, integrated oven, hob and extractor, under stairs storage and carpeted stairs to first floor.

FIRST FLOOR

Landing

Skimmed ceiling and walls, fitted carpet, uPVC double glazed window to rear, carpeted stairs to second floor and two doors off.

Bedroom One 11'9" x 11'1" (3.6 x 3.4)



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

Bathroom 8'10" x 9'6" (2.7 x 2.9)



Skimmed ceiling, skimmed and pvc panelled walls, wood effect laminate flooring, uPVC double glazed window to rear, a three piece suite comprising a "P" shaped bath with shower over and privacy screen, low level W.C. and pedestal wash hand basin.

SECOND FLOOR

Bedroom Two 11'9" x 11'1" (3.6 x 3.4)



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

Bedroom Three 8'10" x 8'10" (2.7 x 2.7)



Skimmed ceiling and walls, fitted carpet, radiator and uPVC double glazed window to rear.

OUTSIDE

Rear Garden

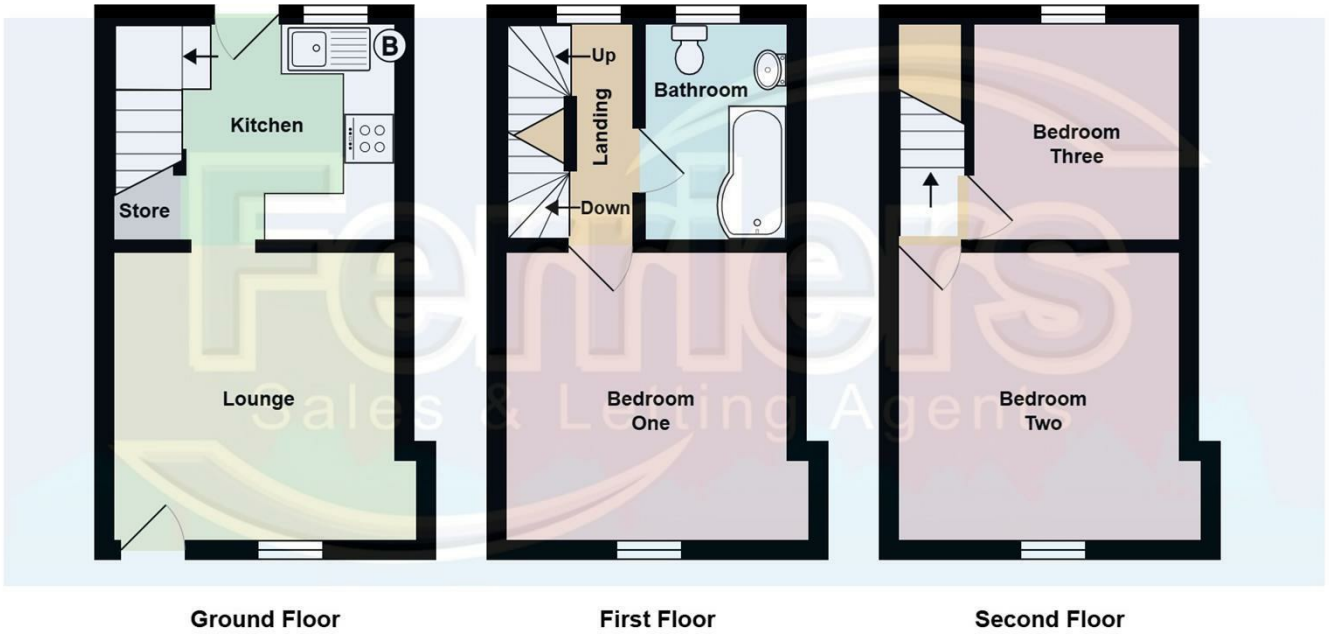


Area laid to concrete, two further areas laid to pea shingle, bordered with block walls.

Disclaimer

The information contained within this advertisement is intended as a guide only and does not constitute an offer or contract. While every effort has been made to ensure accuracy, measurements are approximate and provided for indicative purposes only. All marketing content remains the copyright of Ferriers Estate Agents and may not be copied or reproduced without prior written consent. Marketing images are for illustrative purposes. Contents and furnishings are excluded from the sale unless expressly stated otherwise.

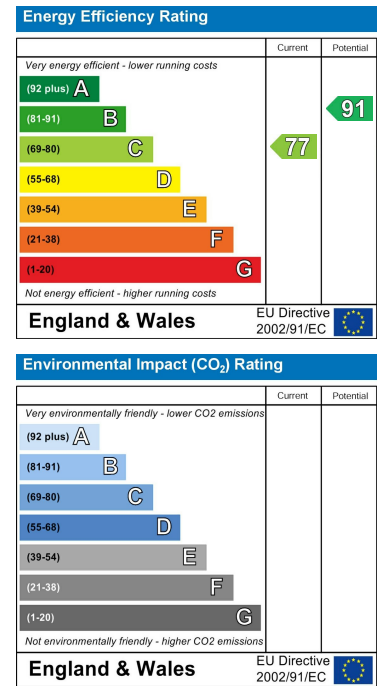
Floor Plan



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