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15 Galltcwm Terrace Bryn Port Talbot Neath Port Talbot. **SA13 2RL**

169,995



- *NO ONGOING CHAIN*
- Three Bedroom Semi-Detached Property
- uPVC Double Glazing & Gas Central Heating
- **Dual Fuel Wood Burner**
- Village Location
- Garage
- Countryside Views
- *Ideal First Time Buy*









REDUCED

Ref: PRA11927

Viewing Instructions: Strictly By Appointment Only

General Description

Located in the semi-rural village of Bryn, Port Talbot Gareth L Edwards Ltd are pleased to offer this three double bedroom semi-detached property with garage & countryside views & local walking trails. The property has uPVC double glazing and gas central heating via a combination boiler with an additional dual fuel cast iron wood burning stove. The property is in proximity of local facilities; town centres of Maesteg and Port Talbot with all its amenities and facilities, Seaside resort of Aberavon with an array of facilities & restaurants, including main line train station at Port Talbot & local rail link at Maesteg, & easy access to the M4 motorway.

The property comprises: - GROUND FLOOR: - Entrance; Porch; Hallway; Open-Plan Lounge/Diner; Kitchen, utility room & cloakroom. FIRST FLOOR: - Landing; Family Shower Room; Master Bedroom and Two further bedrooms. OUTSIDE: - Garage to rear, front, side and rear gardens, side access.

Accommodation

Ground Floor

Entrance

via a uPVC front door with obscure glazed panels leading into a generous size porch.



Porch

uPVC window to the front with leaded light feature, uPVC window to the side with leaded light feature, fitted carpet, skimmed ceiling, one radiator, wooden door with arch glazed panel, door leading into:-



Hallway

Fitted carpet, one radiator, textured ceiling, access to first floor via a white spindle staircase, double louvre doors leading into an understairs storage cupboard with ample storage, Georgian glass door leading into: -

Open-Plan Lounge/Diner (23' 3" x 11' 4") or (7.08m x 3.45m)



Lounge Area

uPVC window to the rear with leaded light feature, fitted carpet, cove and artex ceiling, feature fire surround with a cast iron multi fuel wood burner set on a marble hearth, archway leading into: -



Dining Room

uPVC window to the front with leaded light feature, coved and artex ceiling, two recesses, fitted carpet, one radiator.



Kitchen (8' 11" x 8' 11") or (2.73m x 2.73m)

Range of base and wall units in mottled grey with chrome fittings, complimentary worktop, stainless steel sink unit, ceramic hob, electric oven, extractor fan, half tiled walls, ceramic tiling to the floor, plumbed for automatic washing machine, one double radiator, coved and artex ceiling, uPVC window to the rear with leaded light feature, double louvre doors leading into a pantry with ample storage, space for fridge or freezer, additional louvre door leading into a storage area.

Off the kitchen uPVC door leading out into a utility area, door leading into a cloakroom, uPVC door to front & rear of the property.



Utility Area

Off the kitchen uPVC door leading out into a utility area, door leading into a cloakroom, uPVC door to front & rear of the property.

First Floor

Landing

Split level landing with uPVC window to the side with leaded light feature, coved and textured ceiling, double louvre doors leading into a storage cupboard housing the Ideal combination boiler & storage.



Family Shower Room

Three-piece suite in white, double shower cubicle with glass shower screen, multiheaded chrome electric shower, low level WC and sink unit, fully tiled walls, vinyl flooring, one radiator, tiled ceiling, uPVC obscure glazed window to the front.



Master Bedroom (11' 7" x 12' 6") or (3.54m x 3.81m)

uPVC window to the rear with leaded light feature, fitted carpet, one double radiator, skimmed ceiling.



Bedroom Two (11' 5" x 11' 3") or (3.49m x 3.44m)

uPVC window to the front with leaded light feature, fitted carpet, one double radiator, coved and artex ceiling.



Bedroom Three (9' 0" x 8' 4") or (2.74m x 2.54m)

uPVC window to the rear with leaded light feature, fitted carpet, one radiator, coved and skimmed ceiling.

Outside

Front

Generous size elevated front mature plants and shrubs.

Side

Generous size side with a uPVC door leading to rear, mature plants and shrubs.



Rear

Tiered back with two patio areas, mature trees, plants and shrubs, gate leading out to the rear lane with Country walks.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:65

Tenure

We are informed that the tenure is Freehold

Council Tax

Band B























All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.