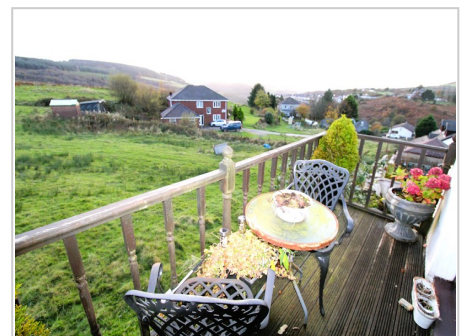


## 3 Bryn Cottages

Bryn  
Port Talbot  
SA13 2RP

234,995



- \*BEAUTIFUL COTTAGE\*
- \*STUNNING VIEWS OF SURROUNDING COUNTRYSIDE\*
- Spacious Versatile Accommodation
- Quality Fitted Kitchen & Bathroom
- Separate Shower Room
- Balcony Off The Master Bedroom
- \*INTERNAL VIEWING HIGHLY RECOMMENDED\*
- \*NO ONGOING CHAIN\*

Ref: PRA11963

Viewing Instructions: Strictly By Appointment Only

## General Description

Beautiful spacious three-bedroom cottage with stunning views of the surrounding countryside with lots of wildlife on the doorstep (Deer, Birds etc). The property is in the rural village of Bryn, Port Talbot, but within easy access of both towns of Maesteg & Port Talbot with access to M4 Motorway Junctions 36, 40 & 41 & Train Stations. The beach front of Aberavon is just a 15-minute approx drive away with an array of restaurants & coffee shops. The property benefits from spacious versatile accommodation, 2 spacious sitting rooms & 2 bathrooms, quality fitted kitchen & beautiful master bedroom opening on to a seated veranda with stunning views, uPVC double glazing and gas central heating. All carpets, curtains and blinds are to remain. An internal viewing is a must to appreciate.

The property comprises: - **GROUND FLOOR:** - Entrance; Porch, Spacious Lounge; Kitchen; Second Sitting Room; Downstairs Shower Room. **FIRST FLOOR:** - Landing; Family Bathroom; Master Bedroom and Two further bedrooms. **OUTSIDE:** - Forecourt at front with a quaint garden to the rear with stunning views of the surrounding Countryside.

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## Accommodation

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### Ground Floor



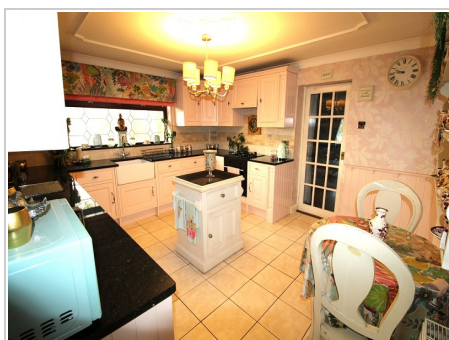
#### Entrance

via a uPVC stable door to the front with stained glass panelling, two uPVC windows to the front with leaded light feature, uPVC window to the side with leaded light feature, ceramic tiling to the floor, attractive coved and skimmed ceiling, one radiator, Georgian glass door leading into: -



#### Spacious Lounge (20' 6" x 16' 1") or (6.24m x 4.91m)

uPVC window to the front with leaded light feature, Adams fireplace with a marble hearth and marble inset with a living flame gas fire, feature coved and skimmed ceiling with sunken spotlighting and attractive centrepiece, dado rail, attractive recess with shelving and lighting, laminate flooring, access to first floor via a spindle staircase, Georgian glass door leading into:



#### Kitchen (13' 9" x 13' 0") or (4.19m x 3.96m)

Quality fitted shaker style kitchen with centre island in cream with two glass display cabinets, plate rack, marble worktop, gas high gloss hob, electric oven, extractor fan, white ceramic Bosch style sink with chrome mixer taps, attractive splashback tiling, plumbed for automatic washing machine, space for fridge and freezer, feature coved and skimmed ceiling with centrepiece and lighting, one radiator, feature half panelled walls, uPVC obscure glazed window to the side, ceramic tiling to the floor, ample room for table & chairs.



## Second Sitting Room

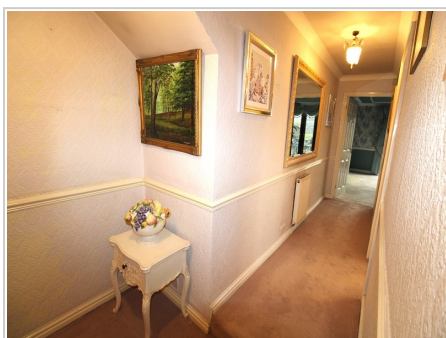
Feature uPVC French doors with stunning views over the Countryside, feature white Adams surround fireplace with a marble hearth and marble inset with a cast iron living flame gas fire, feature coved and skimmed ceiling with attractive centrepiece, attractive half panelled walls, Georgian glass door leading into: -



## Downstairs Shower Room

Three piece suite in white, low level WC, sink set in an attractive vanity unit with chrome mixer taps and diamante handles, double shower cubicle with glass sliding doors, chrome power shower, fully tiled with attractive tiling, half tiled walls with attractive tiling, feature coved and skimmed ceiling with centrepiece, extractor fan, uPVC obscure glazed window to the rear with leaded light feature, ceramic tiling to the floor, one radiator.

## First Floor



## Landing

Spacious split-level landing, quality fitted carpet, one radiator, dado rail, coved and skimmed ceiling, white panel door leading into: -



## Family Bathroom

Quality fitted bathroom suite to include a freestanding slipper bath with chrome feet and chrome mixer shower taps, sink unit with chrome taps, low level WC, half tiled walls with attractive tiling, ceramic tiling to the floor, feature coved and skimmed ceiling with centrepiece, uPVC obscure glazed window to the side, double white panel doors with chrome fittings leading into cupboards with ample storage and shelving, another white panel door with chrome fittings leading into another cupboard which houses the combination boiler, hanging space and storage.



## Master Bedroom (13' 7" x 15' 1") or (4.13m x 4.59m)

Feature uPVC French doors leading out onto a veranda with seating area & stunning views, attractive fitted wardrobes and side cabinets with shelving, dado rail, fitted carpet, one radiator, feature coved and skimmed ceiling with centrepiece..



### Bedroom Two (17' 9" x 9' 9") or (5.42m x 2.97m)

uPVC window to the front with leaded light feature, quality fitted carpet, coved and skimmed ceiling with attractive centrepiece, dado rail.



### Bedroom Three (12' 2" x 8' 7") or (3.70m x 2.62m)

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

## Outside



### Front

Forecourt area with ample room for table & chairs



### Rear

Quaint garden with mature plants and shrubs, attractive patio area, feature waterfall, gate leading out onto the surrounding Countryside with many country trails.

## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:64

## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band C



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*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.*