

FOR
SALE



2 Brynbryddan, Cwmavon, Port Talbot, West Glamorgan SA12 9LD

£135,000 - Freehold



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PROPERTY SUMMARY

Three bedroom semi detached house comprising entrance hall, two reception rooms, downstairs bathroom, downstairs WC, kitchen, three bedrooms, low maintenance rear garden and off road parking to the front. Early viewing highly recommended.

POINTS OF INTEREST

- Three bedroom semi detached house
- Two reception rooms
- Downstairs bathroom
- Low maintenance rear garden
- Off road parking to the front



ROOM DESCRIPTIONS

Entrance

Via PVCu opaque double glazed door leading into the entrance hall finished with papered ceiling, part papered/part panelled walls and a laminate floor. Stairs leading to the first floor. Door leading into the lounge.

Lounge

3.37m x 4.62m (11' 1" x 15' 2") PVCu double glazed window overlooking the front of the property, radiator, part papered/part panelled walls and laminate flooring. Under stairs storage cupboard. Meter cupboard. Electric fire with marble effect hearth and decorative fire surround. Door leading to second reception room.

Reception Room 2

2.61m x 3.80m (8' 7" x 12' 6") PVCu double glazed window overlooking the side of the property, radiator, papered and coved ceiling, emulsioned walls and laminate flooring. Slate fireplace housing an electric fire. Door leading to bathroom. Door leading to kitchen.

Bathroom

1.76m x 2.54m (5' 9" x 8' 4") PVCu single glazed opaque window overlooking the rear, part tiled/part papered walls. Three piece suite comprising pedestal wash hand basin, panelled bath, shower cubicle with bi-folding doors and mains shower attachment.

Kitchen

2.34m x 3.85m (7' 8" x 12' 8") PVCu double glazed window overlooking the rear, radiator, emulsioned ceiling, extractor fan, papered walls, tiling to the splash back areas and vinyl flooring. A range of wall and base units with complementary work surfaces. One and a half sink and drainer. Gas hob and electric oven. Space for automatic washing machine. Window overlooking reception room 2. Door leading to inner hallway.

Inner Hallway

Papered walls, decorative wood panel feature, radiator, vinyl tiled flooring, double glazed opaque window and door leading to the side of the property. Door leading to WC.

WC

Double glazed opaque window overlooking the side, part papered/part panelled walls, radiator and vinyl flooring. Two piece suite comprising wall mounted wash hand basin and low level WC.

First floor landing

Via stairs. Papered ceiling, access to loft, mains wired smoke alarm, PVCu double glazed window overlooking the side and part papered/part panelled walls.

Bedroom 1

2.63m x 4.65m (8' 8" x 15' 3") Papered and coved ceiling, PVCu double glazed window overlooking the front, radiator, three door fitted wardrobe with one mirror, papered walls and fitted carpet. Door leading to storage room 0.93m x 1.20m with PVCu opaque double glazed window overlooking the front.

Bedroom 2

2.32m x 2.87m (7' 7" x 9' 5") PVCu double glazed window overlooking the rear, papered ceiling and walls, radiator and fitted carpet.

Bedroom 3

2.75m x 3.35m (9' 0" x 11' 0") Papered and coved ceiling, papered walls, PVCu double glazed window overlooking the rear, radiator and fitted carpet.

Outside

The low maintenance rear garden is laid to paved patio, raised border with Cotswold stone chippings and a brick built garden shed. Raised flower beds to the rear and a range of shrubs.

The front of the property has gated access to a driveway, area laid to lawn and raised flower beds.



Awaiting EPC &
Floorplan