

FOR  
SALE





## PROPERTY SUMMARY

COUNTRYSIDE LIVING - Introducing this three bedroom semi detached traditional build property situated within the semi rural village location of Glyncorrwg on the outskirts of Port Talbot. Glyncorrwg benefits from a village community that enjoys beautiful mountain views with walks to nearby Glyncorrwg Ponds, known for fishing and wonderful bike trails. Afan Forest Park is a short drive away, as is the old market town of Maesteg. Port Talbot town centre and Aberavon beach are both within easy access. The property benefits from an open plan lounge/diner, kitchen, first floor bathroom, front, side and rear gardens and driveway parking. Viewing recommended. Sold with no ongoing chain.

## POINTS OF INTEREST

- Three bedroom semi detached house
- Spacious kitchen
- Off road parking / front, side and rear gardens
- Open plan lounge/diner
- First floor family bathroom
- No ongoing chain



## ROOM DESCRIPTIONS

### Entrance

Access via frosted double glazed PVCu front door with frosted double glazed side panel into the entrance hall. Entrance Hall Artexed ceiling with pendant light, emulsioned walls, radiator, vinyl flooring, stairs leading to the first floor and doors leading to ground floor accommodation.

### Open Plan Lounge/Diner

6.91m x 3.52m (22' 8" x 11' 7") Artexed ceiling with two pendant lights, papered and emulsioned walls, fitted carpet, two radiators and two PVCu double glazed windows one to the front and one rear of the property with fitted venetian blinds. Marble hearth with freestanding feature electric fire.

### Kitchen/Diner

5.57m x 3.37m (18' 3" x 11' 1") Polycarbonate sloped ceiling. Emulsioned walls with ceramic tiles to the splash back areas, ceramic tiled flooring, two radiators and two PVCu double glazed windows one to the rear and side of the property both with fitted venetian blinds and frosted PVCu double glazed door leading out to the rear garden. The kitchen is fitted with a range of white shaker style base and wall units with laminate worktops housing a stainless steel sink/drainage with hot and cold mixer tap. Freestanding electric cooker and oven and space for upright fridge/freezer. Laminate worktop with under counter space with washing machine, wall mounted gas fired combination boiler and under stairs cupboard. Landing Artexed and coved ceiling with flush light fitting, emulsioned walls, PVCu double glazed window to the side of the property with fitted venetian blind. Built in storage cupboard and doors leading off.

### Bedroom 1

3.95m x 2.87m (13' 0" x 9' 5") Emulsioned ceiling with pendant light, emulsioned walls, fitted carpet, PVCu double glazed window to the front of the property with fitted venetian blind and radiator below.

### Bedroom 2

3.30m x 2.94m (10' 10" x 9' 8") Emulsioned ceiling with pendant light, emulsioned walls with one feature papered wall, fitted carpet, PVCu double glazed window to the rear of the property with fitted venetian blind and radiator.

### Bedroom 3

2.86m x 2.25m (9' 5" x 7' 5") Emulsioned ceiling with pendant light and loft access, emulsioned walls, fitted carpet, PVCu double glazed window to the front of the property and radiator. Built in over stair storage cupboard.

### Family bathroom

2.41m x 1.68m (7' 11" x 5' 6") Artexed and coved ceiling with inset spot lights. Floor to ceiling ceramic tiled walls with Respatex panelling to the bath and shower area. Ceramic tiled flooring, radiator and two PVCu frosted double glazed windows to the rear of the property. Three piece suite in cream comprising w.c. and wash hand basin both set within a vanity unit with chrome hot and cold taps, bath with chrome hot and cold taps and wall mounted Mira electric shower with glass shower screen.

### Outside

The front is bound to three sides by block wall and wood fence, concrete double driveway with wooden double gates. Laid to stone pavers leading to the front door and stone pathway leading to the rear entrance.









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		73
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	50	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	