



23 Cwm Farteg, Bryn, Port Talbot, Neath  
Port Talbot. SA13 2SS

£99,950





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Situated in the SEMI RURAL village location of Bryn this mid link bungalow would be an ideal FIRST TIME PURCHASE or for DOWNSIZING. Benefiting from TWO BEDROOMS, gardens to the front and rear and OFF ROAD PARKING

£99,950

- Two bedroom mid link bungalow
- Good size lounge
- Kitchen to include oven, hob and hood
- Modern shower room
- Enclosed garden to the rear
- Driveway to the front. EPC - D



## OVERVIEW

Located within a quiet cul de sac with valley views from the front elevation this mid terrace bungalow briefly comprises lounge, kitchen, inner hallway, two bedrooms and bathroom. There is a tiered garden to the rear which is mostly laid to patio and driveway parking to the front.

The village of Bryn is situated within the Llynfi Valley with good road and bus links offered to the nearby towns of Port Talbot and Maesteg.

### LOUNGE (12' 10" x 11' 9") or (3.92m x 3.59m)

Via frosted glass PVCu door. Coving. PVCu double glazed bay window overlooking the front. Feature wall mounted electric fire. Television aerial point. Two radiators and fitted carpet.

### KITCHEN (9' 1" x 8' 5") or (2.76m x 2.57m)

Ceiling fan. PVCu double glazed window overlooking the rear. PVCu double glazed door leading out on to the rear garden. Fitted kitchen having a range of wall and base units with coordinating roll edge worktops and ceramic tiling to splash back. Sink and drainer with mixer tap. Built-in electric oven with four gas burner hob and extractor. Plumbing for automatic washing machine. Wall mounted combination boiler. Double radiator and tiled flooring.

### INNER HALLWAY

Storage cupboard. Fitted carpet.

### BEDROOM 1 (11' 11" x 9' 5") or (3.62m x 2.86m)

PVCu double glazed window overlooking the front. Radiator and fitted carpet.

### BEDROOM 2 (8' 11" x 6' 1") or (2.73m x 1.86m)

Access to loft. PVCu double glazed window overlooking the rear. Radiator and laminate flooring.

### SHOWER ROOM (5' 11" x 5' 10") or (1.81m x 1.78m)

Extractor. Frosted glass window overlooking the rear. Three piece suite comprising walk-in shower with glass screen and chrome mains run shower, vanity unit and low level w.c. Partly tiled walls. Heated towel rail. Tiled flooring.


### OUTSIDE

Enclosed tiered garden to the rear which is partly laid to patio with mature planting trees, and shrubs. There is a low maintenance garden to the front which is laid to lawn with driveway.






# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



For illustrative purposes only.  
Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property.  
All measurements are approximate and not to scale.



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