



Bryn Road, Glyncorrwg, Port Talbot, Neath  
Port Talbot. SA13 3AU

£62,500

**PCJ** PAYTON  
JEWELL  
CAINES

## Bryn Road, Glyncorrwg, Port Talbot, Neath Port Talbot. SA13 3AU

We are please to offer this TWO BEDROOM END OF TERRACE HOUSE, Situated within walking distance of Glyncorrwg primary school, Afan valleys cycle track, local shops and amenities. NO ON GOING CHAIN. Ideal for first time buyers or investors.

£62,500 - Freehold

- Two bedroom end of terrace house
- Downstairs shower room
- Kitchen/Breakfast room
- Low maintenance court yard area
- No on going chain
- council tax band A/ EPC- D



## DESCRIPTION

We are pleased to offer this two bedroom end of terrace house, situated within walking distance of Glyncorrwg primary school, local shops and amenities. No on going chain. Ideal for first time buyers or investors.

Accommodation briefly comprises to ground floor, Entrance hallway, Lounge and kitchen/breakfast room. Downstairs shower room. Two bedrooms to first floor. To the outside there is a court yard area. Offered with no on going chain.

## ENTRANCE PORCH/HALLWAY

Access via PVCu front door in to entrance porch area. Papered ceiling. Papered walls. Laminate flooring.

## RECEPTION 1 (13' 3" x 13' 0") or (4.03m x 3.97m)

Papered ceiling. Papered walls. Recess walls with shelving. Focal point of room wooden fire surrounds with marble hearth and back plate. PVCu double glazing window to front of property. Radiator. Laminate flooring.

## KITCHEN/BREAKFAST ROOM (16' 3" x 8' 9") or (4.95m x 2.66m)

Doorway into kitchen. Papered ceiling and walls. Range of wall and base units. Complimentary work surfaces. Tiled splash back areas. Plumbing for automatic washing machine. Space for fridge-freezer. Gas/cooker point. Stainless steel single drainer sink unit. Space for breakfast table and chairs. Radiator. Open plan to under stairs area. Staircase to first floor. PVCu double glazed window to the side of the property. Doorway into inner passage. Tiled flooring.

## INNER PASSAGE

Papered ceiling. Artexed walls. PVCu door leading to court yard. Door into shower room. Tiled flooring.

## SHOWER ROOM & W.C (9' 6" x 5' 7") or (2.89m x 1.69m)

Papered ceiling. Respatex walls. Fully tiled shower area. Special non slip flooring. Radiator. Room fitted with two piece suite comprising low level w.c. and pedestal wash hand basin. Electric over head shower. Shower rail and curtain. Radiator. PVCu frosted double glazed window to rear of property.

## LANDING

Papered ceiling. Papered walls. Fitted carpet to staircase.

## MASTER BEDROOM (13' 10" x 8' 5") or (4.22m x 2.56m)

Papered ceiling. Papered walls. Radiator. Fitted carpet. PVCu tilt 'n' turn window to front of property.

## BEDROOM 2 (12' 4" x 8' 2") or (3.75m x 2.48m)


Papered ceiling. Access into attic. Papered walls. Radiator. Fitted carpet. Cupboard housing the combination boiler. PVCu tilt 'n' turn window to rear of property.

## COURTYARD

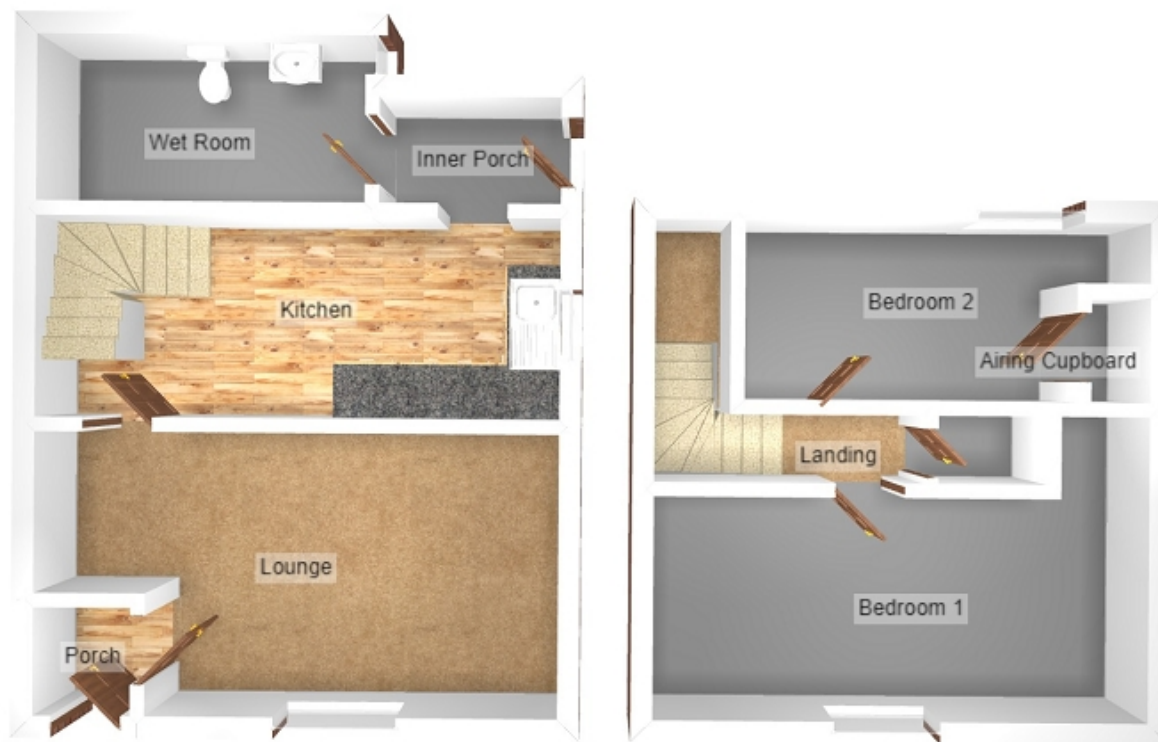
Side door in inner passage leading onto the court yard area.



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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.



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.



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