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15 Cwm Farteg
Bryn, Port Talbot, Neath
Port Talbot, SA13 2SS

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Offers In the Region of **£180,000**

A charming and very well presented two bedroom detached bungalow, situated within the popular semi rural village of Bryn.

A very well presented detached two bedroom bungalow

Situated in the popular and idyllic village of Bryn, Port Talbot

Positioned at the head of the quiet cul-de-sac on a generous plot

Within walking distance to local amenities and beautiful countryside walks

Recently refurbished by the current vendor

Fully enclosed front, side and rear gardens

Driveway off road parking for several vehicles

Viewings highly recommended





Proudly positioned at the head of a quiet cul-de-sac within the idyllic village of Bryn, is this very well presented two bedroom detached bungalow. The bungalow has been fully refurbished by the current vendor and would make an ideal purchase for a first time buyer or someone wishing to downsize.

The property is entered via a wood effect UPVC side entrance door into an entrance hallway. The hallway provides a doorway into the front lounge and opens up into the well appointed fitted kitchen to the rear.

The kitchen has been fitted with a matching range of contemporary base and wall mounted units, with a marble effect worksurface and splashback. The kitchen offers space for a fridge/freezer, an integrated electric oven with four burner induction hob, a stainless steel sink unit set below a large UPVC window to the rear, tiled flooring and an integrated washing machine.

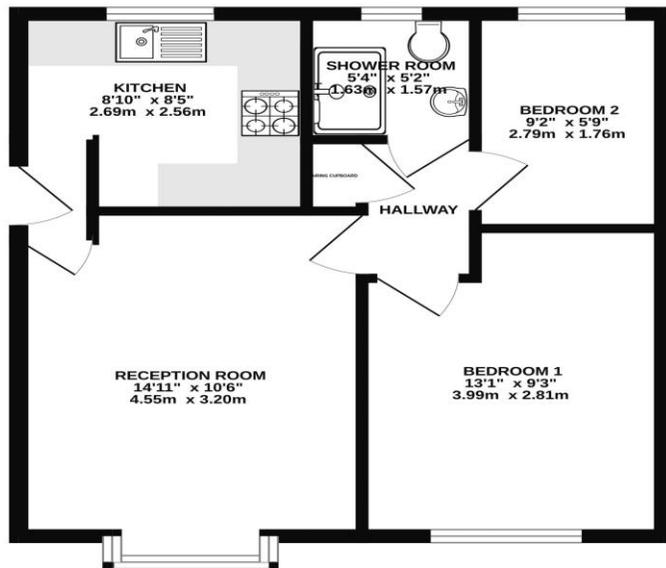
The generous sized lounge is located at the front of the property. It features a box bay window to the front, flooding the room with natural light and wood effect laminate flooring throughout. A doorway to the side of the lounge opens up into an inner hallway. The hallway provides access to the remaining accommodation that includes the two bedrooms, a useful airing storage cupboard and the shower room. It has a continuation of the same laminate flooring as the lounge which extends into the bedrooms.

Bedroom one is a large double bedroom positioned to the front of the property. The room has a useful alcove space to one wall, making an ideal space to position free standing wardrobes. The UPVC window to the front provides rural views and makes the room feel light and airy. Bedroom two is a comfortable sized single bedroom with a UPVC window to the rear and a continuation of the laminate flooring.

The upgraded shower room has been fitted with a contemporary white three piece suite comprising; double shower cubicle with mains power shower fitted and glazed shower screen, low level WC and a vanity wash hand unit. It features patterned tile effect flooring, full height wall tiles, a wall mounted chrome heated towel rail and an obscure glazed window to the rear.

Outside, the property is positioned with a full wrap around garden, enclosed by feather edge wood fencing, mature hedgerow and a set of wrought iron gates provide access onto the driveway. The driveway allows for off road parking for several vehicles to one side. The front garden area is mainly laid to lawn, which extends around to the opposite side. At the rear, the garden has been laid to ornate stone chippings and a raised wooden decked patio area. The garden also houses a free standing timber store shed and offers a private outlook.

GROUND FLOOR
444 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA: 444 sq.ft. (41.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





Directions

SATNAV USERS: SA13 2SS

Tenure

Freehold

Services

All mains services

Council Tax Band C

EPC Rating D

Viewing strictly by appointment through Herbert R Thomas

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hrt
herbert r thomas

33 Alfred Street, Neath, West Glamorgan,
SA11 1EH,
01639 639541
neath@hrt.uk.com

hrt Est. 1926 **RICS**

English | [Contact](#)

Energy performance certificate (EPC)

Current Energy Rating	D	Valid until	7 December 2024
Current Energy Score	48	Reference number	hrt-2024-0314-0101

Property type: Detached bungalow
Total floor area: 47 square metres

Rules on letting this property

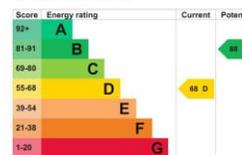
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions that apply to your property](#) on the [Energy Performance Certificate website](#).

Energy rating and score

The property's energy rating is D. It has the potential to be B.

[Click here to explore this property's energy efficiency](#)



The graph shows the property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 50

Breakdown of property's energy performance

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

