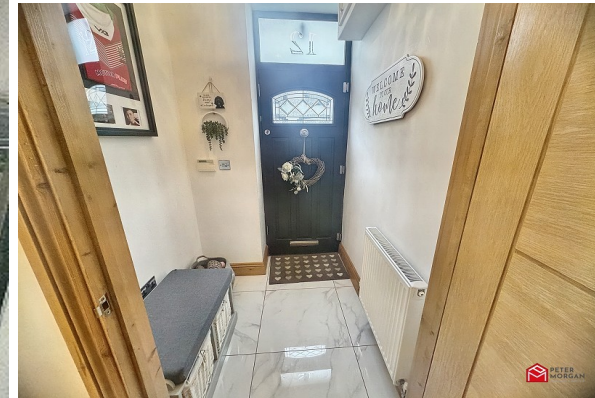


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12 Dunraven Street, Glyncorrwg, Port Talbot, Neath Port Talbot. SA13 3AD

**£159,000**

## Main Features

- .
- .
- .
- .

## General Information

This recently refurbished to a high standard Three Bedroom Mid-Terraced Property situated in the picturesque village of Glyncorrwg, Port Talbot. Close to Afan Argoed Country Park and Glyncorrwg Ponds/ Mountain Cycling Centre. The accommodation briefly comprises:- Entrance Porch, Lounge, Extended Kitchen and Bathroom with Corner Shower to the ground floor. Three bedrooms to the first floor with back bedroom w.c. The property further benefits from uPVC double glazed sash windows, a combination gas boiler and an enclosed rear garden.

## GROUND FLOOR

### Porch

Entrance via a composite traditional door with crown glazing. Plastered ceiling. Plastered walls with wall mounted radiator. Tile flooring. Oak finish clear glazed door leading to

### Lounge / Diner

(19' 9" x 12' 2") or (6.02m x 3.70m)  
uPVC sash windows in to the front of the property with under sill double radiator. Engineered wood flooring. Plastered ceilings and walls. Main wall cupboard housing the gas meter. Symmetrical ceiling light fitments. Oak finish internal door housing under stair storage. Carpet Staircase leading to first floor. Oak finish internal door leading to

## Kitchen

(14' 10" x 10' 4") or (4.52m x 3.16m)  
artexed ceilings Extended kitchen comprising of uPVC french patio doors leading to rear garden and ceiling uPVC velux windows. Ceramic tile flooring and plastered walls. Quality fitted kitchen with a range of handleless base and wall units in white high gloss and granite work surface, stainless steel 1 1/2 bowl inset sink unit with mixer tap. Inset worktops induction hob. Integrated electric oven, grill and microwave. Chrome and glass cooker hood, attractive splash back tiling, plumbed for automatic washing machine, space for tumble dryer, integrated dishwasher. Breakfast bar with granite work top and chrome legs. Ceiling spotlighting, wall mounted modern vertical radiator. The kitchen benefits from thermostat controlled under floor heating.

## Family Bath & Shower Room

(9' 2" x 7' 8") or (2.79m x 2.34m)  
Comprising of a white suite including a modern double ended bath with shower mixer tap, freestanding wash hand basin set in a vanity unit. Low level WC with push flush. Floor to ceiling tiled walls and tile flooring. Wall mounted horizontal towel rail. Oak finish internal door housing storage and combination boiler. A frosted uPVC double glazed window to the rear. The bathroom benefits from thermostat controlled under floor heating.

## FIRST FLOOR

### Landing

Comprising of carpet staircase with oak finish balustrade. Oak finish internal doors leading to bedrooms. Attic access.

### Master Bedroom

(15' 1" x 9' 3") or (4.61m x 2.81m)  
uPVC window to the rear. Plastered ceilings and walls. Fitted carpet. Under sill radiator. Oak finish door leading to

## W.C.

Comprising of a white suite including a low level WC. Sink with mixer tap set on a vanity unit. A frosted uPVC double glazed window , wall mounted radiator floor to ceiling tiling with tiled flooring.

## Bedroom 2 (Rear)

(14' 4" x 10' 9") or (4.36m x 3.28m)

Two uPVC sash windows to the front. Carpet flooring, two wall mounted radiators. Plastered ceiling and walls.

## Bedroom 3

(8' 10" x 8' 7") or (2.68m x 2.61m)

Two uPVC windows to the rear. Carpet flooring, wall mounted radiator. Plastered ceiling and walls.

## EXTERIOR

### Rear Garden

generous sized Low maintenance rear garden comprising of slate patio tiling. Boundary fencing surround giving rear gated access.

## INFORMATION

### General Information

Please be advised that the local authority in this area can apply an additional premium to council tax payments for properties which are either used as a second home or unoccupied for a period of time.

### Viewings

Strictly By Appointment Only

### Utilities

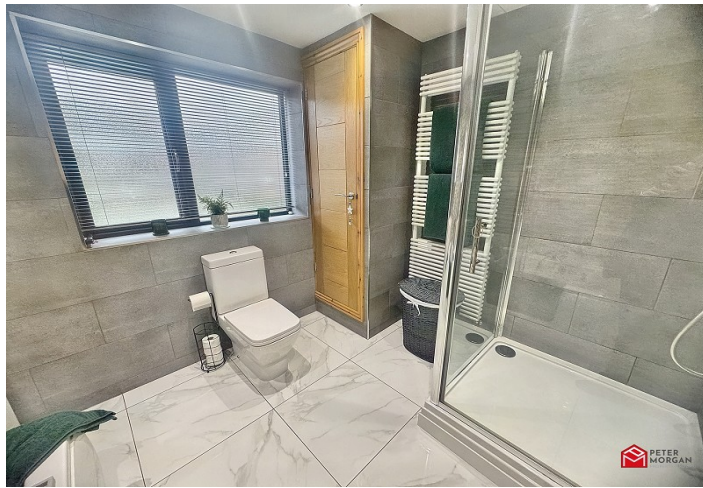
Mains electricity, mains water, mains gas, mains drainage

**Current council tax banding** Not Specified

**Current heating type** Combi

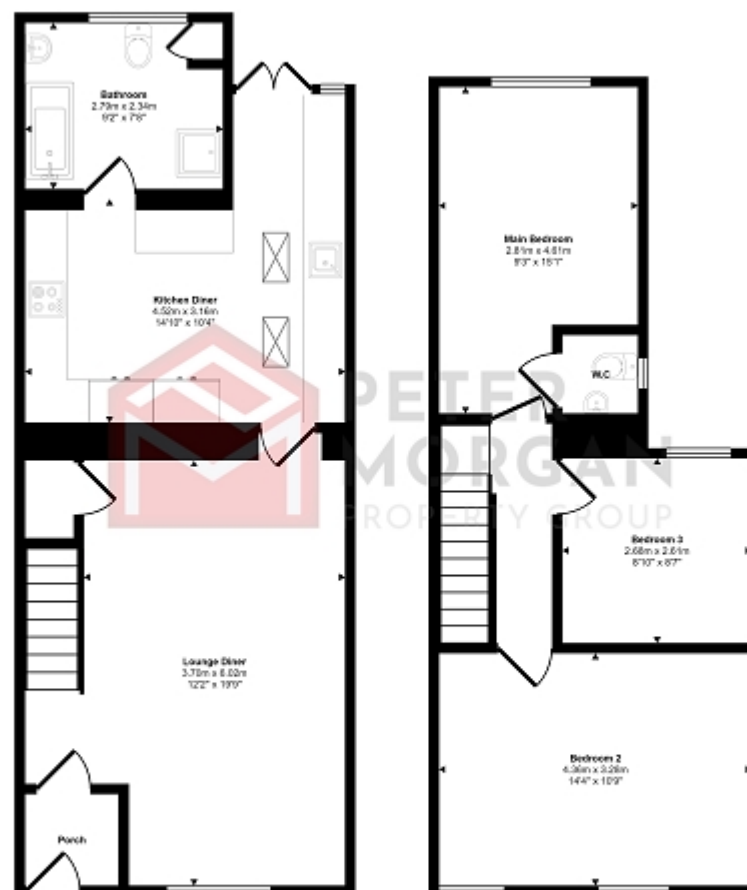
**Tenure** Freehold







Approx Gross Internal Area  
95 sq m / 1019 sq ft




Ground Floor  
Approx 54 sq m / 576 sq ft

First Floor  
Approx 41 sq m / 443 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate: The portion up to and including £180,000 0%. The portion over £180,000 up to and including £250,000 3.5%. The portion over £250,000 up to and including £400,000 5%. The portion over £400,000 up to and including £750,000 7.5%. The portion over £750,000 up to and including £1,500,000 10%. The portion over £1,500,000 12%. Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS( National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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