



Pine Valley, Cwmavon, Port Talbot, Neath  
Port Talbot. SA12 9NF

Or Nearest Offer  
£249,950



## Pine Valley, Cwmavon, Port Talbot, Neath Port Talbot. SA12 9NF

Viewing is highly recommended on this well presented THREE BEDROOM DETACHED bungalow situated in the popular area of Pine Valley in the quiet village of Cwmavon, boasting great views. Located in close proximity to local primary schools, shops and transport links taking you into Port Talbot that offers you good transport links to Swansea and M4. NO ONGOING CHAIN

Or Nearest Offer £249,950 - Freehold

- Three bedroom detached bungalow
- L shaped lounge/diner
- Fitted kitchen
- Single garage
- Off road parking/No on going chain
- Council Tax C/EPC C



## DESCRIPTION

We are pleased to offer to market this well presented three bedroom detached bungalow which offers spacious accommodation throughout. Situated within the popular residential area of Cwmavon, the property is within easy access of local shops, schools and amenities with good road and transport links to the M4 corridor. NO ONGOING CHAIN

Accommodation briefly comprises L-shaped entrance hallway, L-shaped lounge/ diner, kitchen, three bedrooms and family bathroom.

Externally to the rear, there is a fully enclosed low maintenance garden with patio area. To the front of the property, there is a driveway with ample parking leading to a garage.

## ENTRANCE

Accessed via PVCu front door with frosted double glazed unit and matching side screen leading into welcoming entrance hall.

## ENTRANCE HALL

L shaped entrance hall.

Papered ceiling with coving. Emulsioned walls. Fitted carpet. Radiator. All doors leading off. Multi glazed panelling and door leading into lounge/dining room.

## L-SHAPED LOUNGE/DINING ROOM (22' 1" x 17' 0" x 9' 11") or (6.74m x 5.17m x 3.02m)

Spacious open plan area.

Artexed ceiling. Emulsioned walls. Fitted carpet. Two sets of radiators. PVCu double glazed window set within bay to front of property from lounge. PVCu double glazed window to front from dining area.

## KITCHEN (10' 10" x 8' 5") or (3.29m x 2.57m)

Skimmed ceiling with inset ceiling lights. Emulsioned walls. Tiles to splash back areas. Vinyl flooring. PVCu double glazed window set within bay to side of property. Part panelled part frosted double glazed door. Kitchen is fitted with a range of wall and base units with laminate work surfaces. One and a half bowl stainless steel single drainer sink unit and mixer tap. Split level four ring gas hob with extractor hood and electric oven. All kitchen appliances to remain. Cupboard housing gas combination boiler.

## BATHROOM (8' 10" x 6' 11") or (2.68m x 2.10m)

Papered ceiling with coving. Loft access hatch. Inset ceiling lights. Fully tiled walls with decorative border tiles. Vinyl floor covering. Radiator. PVCu frosted double glazed window to side of property. Room is fitted with a four piece suite comprising low level w.c. pedestal wash hand basin, panelled corner bath, shower cubicle with mains fed shower and respatex to cubicle walls.

## BEDROOM 1 (10' 4" x 10' 1") or (3.14m x 3.07m)

Artexed ceiling. Emulsioned walls. Fitted carpet. Radiator. PVCu double glazed window to rear of property. A range of built in wardrobes.



## **BEDROOM 2 (10' 6" x 10' 0") or (3.19m x 3.06m)**

Artexed ceiling. Emulsioned walls with one wall featured wallpaper. Fitted carpet. Radiator. PVCu double glazed window to rear of property. A range of built in wardrobes with over bed storage and bed side cabinet.

## **BEDROOM 3 (8' 7" x 7' 10") or (2.62m x 2.39m)**

Artexed ceiling. Emulsioned walls. Fitted carpet. Radiator. PVCu double glazed window to side of property.

## **SINGLE GARAGE**

Accessed via remote controlled roller door. Rear facing window.

## **OUTSIDE**

The frontage is enclosed by wall planted with mature shrub borders and paved area for low maintenance. Accessed via wrought iron gates.


Side of property has ample off road parking for several vehicles.

The rear garden is low maintenance with paved areas. Large paved patio area ideal for garden furniture. Side access with block paver footpath and enclosed and bounded by wall.



For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	79	
(55-68) <b>D</b>		
(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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