

Payton
Jewell
Caines



Ynys Y Wern, Cwmavon, Port Talbot, Neath
Port Talbot. SA12 9DJ

£195,000

 PAYTON
JEWELL
CAINES

Ynys Y Wern, Cwmavon, Port Talbot, Neath Port Talbot. SA12 9DJ

We are pleased to present to the market this well presented three bedroom end of terrace house in the popular area of Cwmavon. Property is leasehold with 110 year remaining. Early viewing is highly recommended to appreciate this family home.

£195,000 - Leasehold

- Three bedroom end of terrace house
- Open plan lounge/diner
- Refurbished kitchen
- Downstairs wet room and upstairs bathroom
- Allocated parking
- EPC C/Council Tax C



DESCRIPTION

We are pleased to present to the market this well presented three bedroom end of terrace house in the popular area of Cwmavon. Located close to local shops, Ysgol Gynradd Cwmafan Primary School, Cwmafan Infant School, amenities and transport link. Property is leasehold with 110 year remaining. Early viewing is highly recommended to appreciate this family home.

Property briefly consists of an open plan lounge/diner, kitchen, downstairs shower room, three bedrooms and upstairs bathroom. Externally there is a rear garden with storage shed and access to allocated parking.

ENTRANCE

Access via front door into a welcoming entrance hall. Skimmed ceiling with two pendant light fittings. Emulsioned walls. Laminate flooring. Radiator. Two storage cupboards. Staircase to first floor accommodation with fitted carpet. Doors leading off.

WET ROOM (5' 10" x 5' 2") or (1.78m x 1.57m)

Skimmed ceiling. Fully tiles walls. Non-slip flooring. Radiator. Room is fitted with a white suite comprising low level WC, wall mounted wash hand basin, walk in shower with wall mounted electric shower. PVCu frosted double glazed window to side of property.

KITCHEN (9' 9" x 9' 5") or (2.96m x 2.86m)

Refurbished to a high standard. Skimmed ceiling. Emulsioned walls with modern tiles to splash back areas. Laminate flooring. Radiator. Room is fitted with a range of wall and base units in modern navy finished with brass handles and complimentary work tops. White ceramic sink and drainer with brass mixer tap. Plumbing for automatic washing machine. Space for fridge/freezer. Five ring gas hob with built in electric oven below, glass splashback and overhead concealed extractor hood. One cupboard housing the gas combination boiler. PVCu double glazed window to front of property.

LOUNGE/DINER (16' 1" x 13' 7") or (4.91m x 4.13m)

Skimmed ceiling with two pendant light fittings. Emulsioned walls. Laminate flooring. Radiator. Understair storage cupboard. PVCu double glazed window to side and one to rear of property. PVCu double glazed french doors leading to the rear garden.

LANDING

Skimmed ceiling with loft access hatch. Emulsioned walls. Fitted carpet. Radiator. Airing cupboard. Doors leading off.

BATHROOM (6' 10" x 6' 7") or (2.08m x 2.0m)

Skimmed ceiling. Emulsioned walls. Non-slip flooring. Radiator. Room is fitted with a three piece suite in white comprising low level WC, pedestal wash hand basin with tiled splashback area, panel bath with mains fed shower, shower curtain and fully tiled to bath area. PVCu frosted double glazed window to rear of property.

BEDROOM 1 (15' 9" x 8' 6") or (4.80m x 2.60m)

Skimmed ceiling. Emulsioned walls. Fitted carpet. Radiator. PVCu double glazed window to front of property.



BEDROOM 2 (13' 1" x 9' 0") or (4.0m x 2.74m)

Skimmed ceiling. Emulsioned walls. Fitted carpet. Radiator. PVCu double glazed window to rear of property.

BEDROOM 3 (11' 3" x 7' 4") or (3.42m x 2.24m)

Skimmed ceiling. Emulsioned walls. Fitted carpet. Radiator. Built in storage cupboard. PVCu double glazed window to front of property.

OUTSIDE

Front garden is laid with decorative gravel with path leading to the front door.

Rear garden is bounded on three sides by wood fence with wooden gate allowing access to the allocated parking area. Low maintenance garden laid mainly with stone pavers. Path leading to storage shed with decorative gravel border. Sun terrace ideal for garden furniture.

NOTE

We have been informed by the vendor that the property is held leasehold but we have not inspected the title deeds.

Date of leasehold: 30/09/2010

Length of lease: 125 years from start date (111 years remaining)


Service charge: £29.17 PCM

Ground rent:

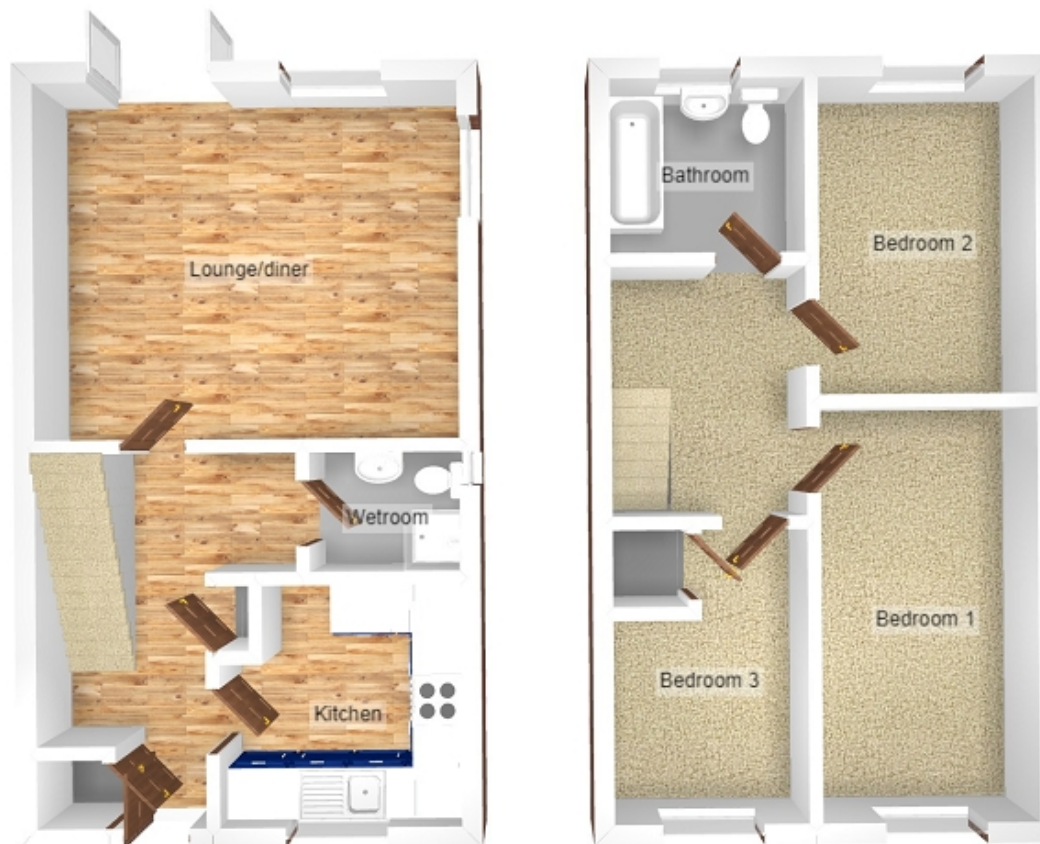


For more photos please see www.pjhomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C	76	
(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.



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.



www.pjchomes.co.uk

01639 891268

Bridgend

Sales: 01656 654 328
bridgend@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477
pencoed@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268
porttalbot@pjchomes.co.uk
 Lettings: 01639 891 268
porttalbotrentals@pjchomes.co.uk