

Payton
Jewell
Caines



Cronin Avenue, Little Warren, Port Talbot,
Neath Port Talbot. SA12 6BE

£179,950



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We are pleased to present to the market this TRADITIONAL BUILD TWO BEDROOM SEMI-DETACHED house in the highly desirable area of Little Warren. Early viewing is highly recommended for this well presented property offered with NO ONGOING CHAIN.

£179,950 - Freehold

- Two bedroom semi-detached house
- Two reception rooms
- Kitchen with separate utility room
- Off road parking and single garage
- NO ONGOING CHAIN
- EPC -/Council Tax B



DESCRIPTION

We are pleased to present to the market this TRADITIONAL BUILD TWO BEDROOM SEMI-DETACHED house in the highly desirable area of Little Warren close to Aberavon Beach. The property benefits from close proximity to local shops, Tywyn Primary School, local amenities and transport link to Port Talbot town centre. Early viewing is highly recommended for this well presented property offered with NO ONGOING CHAIN.

Property briefly consists of two reception rooms, kitchen, utility room, storage space, two bedrooms and an upstairs bathroom. Externally there is a front garden providing off road parking and a rear garden providing a summerhouse and single garage.

ENTRANCE

Access via part glazed PVCu front door into hallway. Emulsioned ceiling. Emulsioned walls with two wall mounted spotlights. Radiator. Grey wood effect vinyl flooring. Understair storage. PVCu double glazed window to side of property with fitted Venetian blind. Stairs to first floor accommodation. Doors leading off.

RECEPTION 1 (11' 8" x 11' 11") or (3.55m x 3.64m)

Emulsioned ceiling with coving. Emulsioned walls. Laminate floor tiles. Tiled fireplace. Aluminium double glazed window to front of property with fitted Venetian blind. Radiator.

RECEPTION 2 (9' 10" x 9' 7") or (2.99m x 2.92m)

Emulsioned ceiling with coving. Emulsioned walls. Radiator. Laminate floor tiles. PVCu double glazed french doors leading to the rear garden. Bi-fold doors leading into:

KITCHEN (9' 7" x 8' 1") or (2.92m x 2.47m)

Emulsioned ceiling with inset spotlights and coving. Respatex panels and wallpaper to walls. Ceramic floor tiles. Room is fitted with a range of white floor and wall cupboards with complementary worktops. Stainless steel one and a half sink and drainer with mixer tap. Built in stainless steel four ring gas hob with built in electric oven below and extractor hood above. PVCu double glazed window to rear of property with fitted Venetian blind. Bi-fold doors leading to understair storage. Frosted glazed door leading to:

UTILITY (17' 3" x 5' 1") or (5.26m x 1.55m)

Emulsioned ceiling with fitted track spotlights. Floor to ceiling respatex wall panels. Grey wood effect vinyl flooring. Built in floor cupboard with complementary worktop. Undercounter space for two appliances. Stainless steel sink and drainer with mixer tap. Single glazed metal frames window to side of property with fitted Venetian blinds. Door leading into:

STORAGE ROOM

Metal window. Brick walls. Further storage cupboard.

LANDING

Emulsioned ceiling. Loft access hatch. Emulsioned walls with wall light. Fitted carpet. PVCu double glazed window to side of property with fitted venetian blinds. Built in storage cupboard housing the combination boiler. Doors leading off.



BEDROOM 1 (14' 6" x 10' 2") or (4.43m x 3.10m)

Emulsioned ceiling. Emulsioned walls. Fitted carpet. Radiator. Two PVCu double glazed windows to front of property with fitted venetian blinds. Sliding doors into walk in wardrobe.

BEDROOM 2 (10' 11" x 9' 5") or (3.32m x 2.88m)

Emulsioned ceiling. Emulsioned walls. Fitted carpet. Radiator. Aluminium double glazed window to rear of property with fitted venetian blind.

BATHROOM (7' 0" x 5' 9") or (2.13m x 1.75m)

Emulsioned ceiling with coving and flush light fitting. Floor to ceiling ceramic wall tiles with Respatex panelling to one wall. Grey wood effect vinyl flooring. Radiator. Room is fitted with a three piece suite white suite comprising WC, pedestal wash hand basin, bathtub with wall mounted electric shower. PVCu frosted double glazed window to rear of property with fitted roller blind.

OUTSIDE

Front garden is enclosed and bounded by block wall with open frontage onto gravel area providing off road parking for several vehicles. Path to front door. Path to utility space. Door leading to the rear garden. Rear garden is bounded by block wall. Low maintenance garden with concrete laid patio. Path leading to wooden summerhouse. Single garage with traditional metal roof, up and over door, Rear lane access and courtesy door and window. Mature tree. Rotary washing line. Gate leading to the rear lane.


NOTE

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



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

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	67	
(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

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