

Payton
Jewell
Caines



Depot Road, Cwmavon, Port Talbot, Neath
Port Talbot. SA12 9BA

£150,000



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We are pleased to present to the market this THREE BEDROOM SEMI DETACHED TRADITIONAL BUILD house in the heart of Cwmavon. Early viewing is highly recommended for this well presented family home.

£150,000 - Freehold

- Three bedroom semi-detached house
- Two reception rooms
- Downstairs shower room and upstairs bathroom
- Front and rear garden
- PVCu double glazed windows throughout
- EPC E/Council tax C



DESCRIPTION

We are pleased to present to the market this THREE BEDROOM SEMI DETACHED TRADITIONAL BUILD house in the heart of Cwmavon. Close to local shops, Ysgol Gynradd Cwmafan Primary School, Cwmafan Infant School, local amenities and transport links to Port Talbot town centre. Early viewing is highly recommended for this well presented family home.

Property briefly consists of lounge, kitchen, dining room, downstairs shower room, three bedrooms and upstairs family bathroom. Externally there is a front garden with street parking and a rear garden with two storage sheds.

ENTRANCE

Access via oak effect PVCu front door with glazed panel into hallway. Artex ceiling. Papered walls with wood panelling halfway up the walls. Ceramic floor tiles. Radiator. Stairs to first floor accommodation. Doors leading off.

SHOWER ROOM (7' 6" x 4' 10") or (2.28m x 1.47m)

Emulsioned ceiling with flush light fitting. Floor to ceiling Respatex panels. Radiator. Non-slip vinyl flooring. Room is fitted with a three piece white suite comprising WC, Pedestal wash hand basin with mixer tap, walk in double with shower with white shower tray, mains fed shower and glass shower sliding doors. Chrome wall mounted heated towel rail. Oak effect PVCu frosted double glazed window to side of property with fitted venetian blind.

LOUNGE (21' 0" max x 21' 0" max) or (6.40m max x 6.40m max)

Measurements at widest point

Papered ceiling with three pendant light fittings. Emulsioned walls. Engineered oak fitted flooring. Two radiators. Marble hearth and fire surround with inset gas fire. Two oak effect PVCu double glazed windows to front of property with fitted venetian blinds.

KITCHEN (12' 1" x 11' 1") or (3.69m x 3.39m)

Emulsioned ceiling with fluorescent tube light. Emulsioned walls with ceramic tiles to splash back areas. Ceramic floor tiles. Radiator. Room is fitted with a range of melamine wood effect floor and wall cupboards with complementary work surfaces. One and a half stainless steel sink and drainer with chrome mixer tap. Double range cooker with seven ring gas hob and overhead extractor hood. Undercounter space for two appliances. Opening into:

DINING ROOM (11' 9" x 8' 11") or (3.59m x 2.71m)

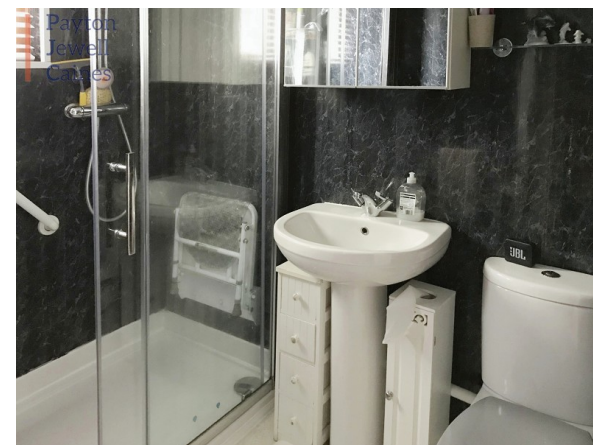
Papered ceiling. Papered walls. Ceramic floor tiles. Radiator. Oak effect PVCu double glazed french doors leading to the rear garden. Tall fitted melamine fitted storage cupboard.

LANDING

Artex ceiling. Loft access hatch. Emulsioned walls. Radiator. Fitted carpet. Doors leading off.

BEDROOM 1 (12' 10" x 11' 0") or (3.90m x 3.35m)

Emulsioned ceiling. Emulsioned walls with one feature papered wall. Radiator. Fitted carpet. Oak effect PVCu double glazed window to rear of property with fitted venetian blinds.



BEDROOM 2 (9' 10" x 9' 10") or (3.00m x 3.00m)

Artex ceiling. Painted walls. Radiator. Fitted carpet. Oak wood effect PVCu double glazed window to front of property.

BEDROOM 3 (11' 0" x 8' 1") or (3.35m x 2.46m)

Papered ceiling. Papered walls. Radiator. Wood effect laminate flooring. Built in storage cupboard housing the combination boiler. Oak wood effect PVCu double glazed window to rear of property.

FAMILY BATHROOM (9' 10" x 4' 11") or (3.0m x 1.50m)

Artex ceiling with flush light fitting. Floor to ceiling ceramic wall tiles. Radiator. Wood effect vinyl flooring. Room is fitted with a three piece suite in white comprising WC, pedestal wash hand basin, bathtub with chrome mixer tap with showerhead attachment and bifold screen doors. Oak effect PVCu frosted double glazed window to rear of property.

OUTSIDE

Front garden is bounded on three sides by brick wall. Metal gate with stone paved path leading to the front door and side wooden gate. Planted with mature shrubs.

Rear garden is bounded by stone, block wall and fencing. Decked sheltered seating area off the rear of the house leading to astroturf lawn and stone terrace. Wooden shed. Brick built storage shed.


NOTE

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

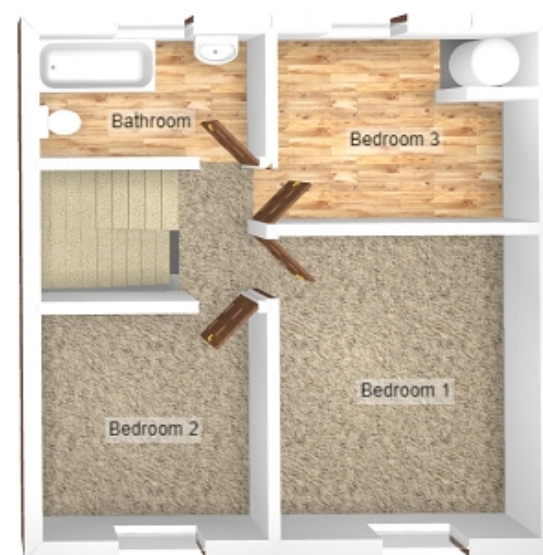


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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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