

Payton
Jewell
Caines



Brynryddan Cottages Cwmavon, Port
Talbot, Neath Port Talbot. SA12 9LN

£189,950

PJC PAYTON
JEWELL
CAINES

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We are pleased to offer for sale this UNIQUE opportunity to purchase this LARGER THAN AVERAGE end link which offers EXTENDED family accommodation throughout which can only be fully appreciated by viewing internally. The property benefits from AMPLE PARKING and a detached garage. NO ONGOING CHAIN.

£189,950

- Four bedroom end link house
- Two reception rooms
- Conservatory to the rear
- Downstairs cloakroom/W.C.
- No ongoing chain
- Council tax band B/



DESCRIPTION

We are pleased to offer for sale this UNIQUE opportunity to purchase this LARGER THAN AVERAGE semi detached which offers EXTENDED family accommodation throughout which can only be fully appreciated by viewing internally. The property benefits from AMPLE PARKING and a detached garage.

Accommodation briefly comprises to the ground floor entrance hall, cloakroom/w.c., two reception rooms, conservatory and kitchen/diner. To the first floor there is a landing, three double bedrooms, one single bedroom which is currently used as an office and a family bathroom.

Externally there are enclosed gardens to the front and rear, detached garage, shed/workshop and large driveway.

ENTRANCE HALL

Via glass panelled Composite door. Staircase leading to the first floor. Radiator and fitted carpet.

DOWNSTAIRS W.C.

Coving. Frosted glass PVCu window overlooking the side. Two piece suite comprising vanity unit and low level w.c. Tiling to splashback areas. Radiator and tiled flooring.

RECEPTION 1 (16' 1" x 10' 10") or (4.90m x 3.29m)

Double glazed window overlooking the front. Chimney breast with alcoves either side. Feature electric fire with tiled hearth, back and wood surround. Two wall lights. Radiator and fitted carpet.

RECEPTION 2 (16' 2" x 10' 9") or (4.94m x 3.28m)

Coving. PVCu double glazed sliding door through to the Conservatory. Chimney breast with alcoves either side. Feature electric fire with stone hearth, back and surround. Two wall lights. Television aerial point. Radiator and fitted carpet.

CONSERVATORY (12' 4" x 11' 1") or (3.77m x 3.37m)

Vaulted ceiling. Wall light. PVCu double glazed windows overlooking the sides. PVCu double glazed french doors leading out on to the rear garden. Dwarf walls. Tiled flooring.

KITCHEN/DINER (13' 8" x 11' 0") or (4.17m x 3.36m)

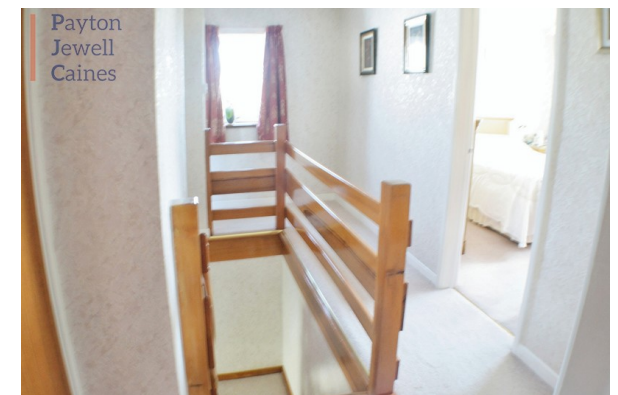
Coving. Two double glazed windows overlooking the rear and side. Frosted glass double glazed door leading out on to the side. Fitted kitchen having a range of wall and base units with coordinating worktops over and ceramic tiling to splashback. Inset sink and drainer with mixer tap. Built-in microwave, electric oven and hob. Plumbing for automatic washing machine. Integrated fridge. Radiator and tiled flooring.

FIRST FLOOR LANDING

Frosted glass double glazed window overlooking the side. Airing cupboard. Fitted carpet.

FAMILY BATHROOM (11' 6" x 6' 0") or (3.51m x 1.82m)

Spotlights. Extractor. Frosted glass PVCu window overlooking the front. Three piece suite comprising walk-in shower, pedestal and low level w.c. Heated towel rail. Tiled walls. Laminate flooring.



BEDROOM 1 (11' 5" x 11' 1") or (3.47m x 3.37m)

Coving. PVCu double glazed window overlooking the rear. Chimney breast with alcoves either side. Radiator and fitted carpet.

BEDROOM 2 (11' 2" x 10' 5") or (3.41m x 3.17m)

Coving. Double glazed window overlooking the front. Built-in wardrobes. Radiator and fitted carpet.

BEDROOM 3 (10' 11" x 10' 9") or (3.34m x 3.27m)

Coving. Double glazed window overlooking the rear. Radiator and fitted carpet.

BEDROOM 4 (8' 2" x 6' 3") or (2.48m x 1.90m)

Coving. Double glazed window overlooking the rear. Large built-in storage cupboard. Radiator and fitted carpet.

OUTSIDE

To the front there is an enclosed garden with mature planting and trees and pathway leading to the front door.


At the side of the property there is a spacious driveway offering ample parking for up to five vehicles giving access to a detached garage with up and over door and power supply.

To the rear there is a sunny aspect garden which is partly laid to patio and lawn with feature pond, greenhouse and workshop/shed which is surrounded by an abundance of trees, planting and shrubs.



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		81
(69-80) C		
(55-68) D	64	
(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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