

Payton
Jewell
Caines



Heol Tabor, Cwmavon, Port Talbot, Neath
Port Talbot. SA12 9PS

£170,000



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We are pleased to bring to the market this THREE BEDROOM SEMI DETACHED HOME, situated in the heart of Cwmavon, close to local schools, shops and amenities. Good transport links. IDEAL FIRST TIME BUY. Would make a lovely family home.

£170,000

- Three bedroom semi detached house
- Open plan kitchen/lounge
- Conservatory
- Off road parking
- No ongoing chain



DESCRIPTION

We are pleased to bring to the market this three bedroom semi detached home, situated in the heart of Cwmavon, close to local schools, shops and amenities. Good transport links. Ideal first time buy. Would make a lovely family home.

Accommodation briefly consist of hallway, reception room, conservatory, W.C., open plan kitchen lounge. To the first floor three bedrooms and family bathroom. To the outside front and rear gardens.

HALLWAY

Access via part glazed black composite front door. Skimmed ceiling Emulsioned walls. Stairs to first floor. Radiator. Fitted carpet. Doors leading off.

DOWNSTAIRS W.C. (5' 7" x 3' 9") or (1.71m x 1.14m)

Respatex ceiling and walls. Front facing frosted PVCu double glazed window. Chrome wall mounted heated towel rail. Room is fitted with a two piece suite comprising low level w.c. and a pedestal wash hand basin. Laminate flooring.

RECEPTION 1 (13' 11" x 11' 0") or (4.23m x 3.35m)

Skimmed ceiling. Coving. Emulsioned walls. Dado rail. Marble effect hearth and back plate with composite fire surround and mantle with electric fire. Radiator. Fitted carpet. Opening into:

CONSERVATORY (9' 9" x 8' 8") or (2.98m x 2.63m)

Lantern roof. PVCu double glazed wrap around units. Half height walls. PVCu double glazed sliding door. Fitted carpet.

OPEN PLAN KITCHEN/BREAKFAST ROOM (11' 2" x 10' 5") or (3.40m x 3.17m)

Skimmed ceiling. Coving. Emulsioned walls. Front facing PVCu double glazed window. Radiator. Fitted carpet. To the kitchen area:

Ceramic tiles to splash back areas. Rear facing PVCu double glazed window. Kitchen is fitted with a range of wall and base units. Three glass display units. Built in four ring electric hob with extractor hood above. Built in high level oven with separate grill. Under counter space for two kitchen appliances. One and half sink and drainer. Under stair storage cupboard. Ceramic tiled flooring. PVCu frosted part glazed door leading to rear garden.

LANDING

Skimmed ceiling. Loft access hatch. Emulsioned walls. Rear facing PVCu double glazed window. Two storage cupboards with one housing the baxi combi boiler. Fitted carpet. All doors leading off.

FAMILY BATHROOM (7' 5" x 5' 6") or (2.25m x 1.67m)

Skimmed ceiling. Ceramic wall tiles. Rear facing frosted PVCu double glazed window. Room is fitted with a three piece suite comprising low level w.c., pedestal wash hand basin and corner bath with hand held shower attachment. Radiator. Fitted carpet.

BEDROOM 1 (12' 4" x 10' 7") or (3.76m x 3.22m)

Skimmed ceiling. Coving. Emulsioned walls. Front facing PVCu double glazed window. Radiator. Built in storage cupboard. Fitted carpet.



BEDROOM 2 (11' 1" x 8' 9") or (3.37m x 2.66m)

Skimmed ceiling. Coving. Emulsioned walls. Front facing PVCu double glazed window. Radiator. Built in storage cupboard. Fitted carpet.

BEDROOM 3 (9' 1" x 8' 0") or (2.78m x 2.45m)

Skimmed ceiling. Emulsioned walls. Rear facing PVCu double glazed window. Radiator. Fitted carpet.

OUTSIDE

The front is bounded on three sides by wall. Wrought iron gate giving access to off road parking. Paved sun terrace with raised flower beds. Steps leading down to front door. Paved path leading around to side gate giving access to rear garden.

The rear garden is bounded on two sides by wall and one side to wooden fence. Brick paved sun terrace with a step leading down to a brick laid path. Gravel areas either side of the path. Flower beds. Outhouse with wooden door. Outside tap.


NOTES

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

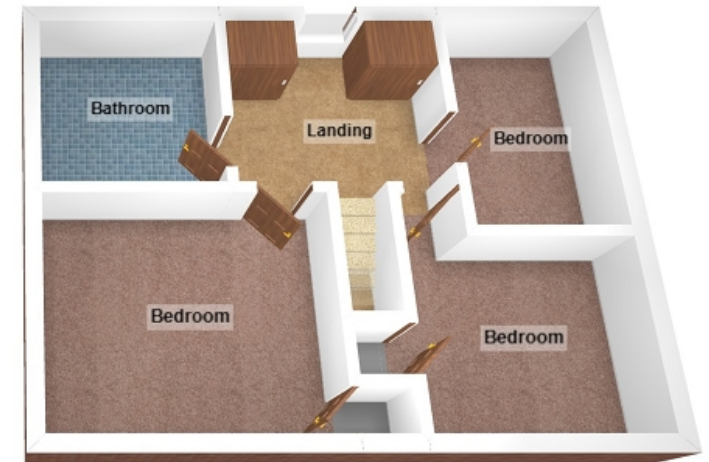
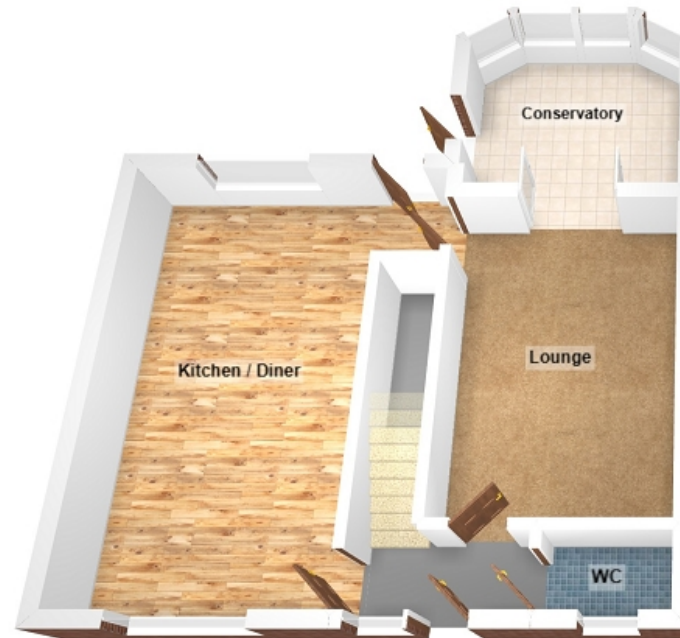


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C	78	
(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.



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