

Payton
Jewell
Caines



Heol Cwmmawr, Cwmavon, Port Talbot,
Neath Port Talbot. SA12 9PE

£169,950

 PAYTON
JEWELL
CAINES

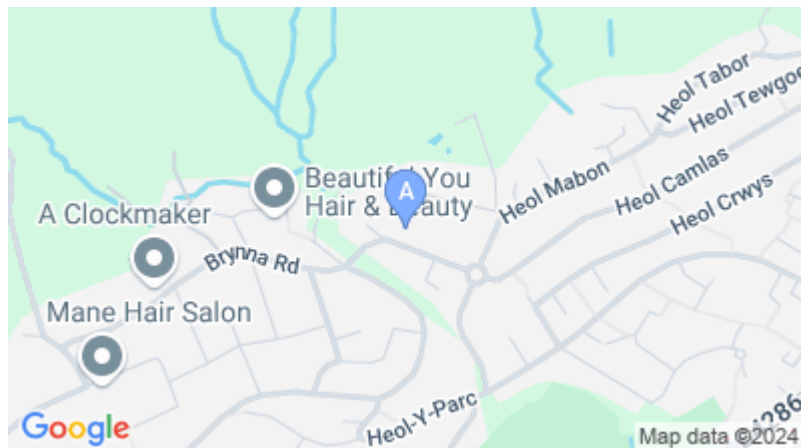
Heol Cwmmawr, Cwmavon, Port Talbot, Neath Port Talbot. SA12 9PE

Situated in the popular village of Cwmavon we present to the market this three bedroom semi detached property bus stop conveniently located within a minute walk from the property. Close to local shops and amenities.

All interested parties please contact the agent for further information.

£169,950

- Three bedroom semi detached property
- Two reception rooms
- Family bathroom to first floor
- Off road parking
- No ongoing chain
- Council tax band B/EPC



DESCRIPTION

Situated in the popular village of Cwmavon we present to the market this three bedroom semi detached property bus stop conveniently located within a minute walk from the property. Close to local shops and amenities.

Accommodation briefly consist of hallway, two reception rooms and kitchen. To the first floor three bedrooms and family bathroom. To the outside front and rear gardens. Off road parking.

HALLWAY

Access via part glazed PVCu front door. Skimmed ceiling. Emulsioned walls. Radiator. Stair case leading to first floor. Storage cupboard under the stairs. Wood effect laminate flooring. All doors leading off.

RECEPTION 1 (12' 0" x 11' 0") or (3.66m x 3.35m)

Skimmed ceiling. Emulsioned walls with one featured papered wall. Rear facing PVCu double glazed window. Radiator. Laminate flooring.

RECEPTION 2 (10' 11" x 10' 2") or (3.32m x 3.09m)

Skimmed ceiling. Emulsioned walls. Front facing PVCu double glazed window. Radiator. Laminate flooring.

KITCHEN (8' 7" x 8' 6") or (2.61m x 2.59m)

Skimmed ceiling. Ceramic wall tiles. Rear facing PVCu double glazed window. Kitchen is fitted with a range of wall and base units. Complementary work surfaces. Stainless steel sink and drainer. Space for free standing oven with extractor hood overhead. Under counter space for washing machine. Integral fridge freezer. Radiator. Vinyl floor covering. Side facing frosted PVCu double glazed door leading to side of property.

LANDING

Skimmed ceiling. Loft access hatch. Emulsioned walls. Side facing PVCu double glazed window. Storage cupboard housing the boiler. Fitted carpet. All doors leading off.

FAMILY BATHROOM (8' 7" x 5' 8") or (2.62m x 1.73m)

Skimmed ceiling. Part tiled part emulsioned walls. Front facing frosted PVC double glazed window. Room is fitted with a three piece suite comprising low level w.c., pedestal wash hand basin and panelled bath with wall mounted electric shower. Wall mounted heated towel rail. Tiled flooring.

BEDROOM 1 (12' 0" x 11' 1") or (3.67m x 3.38m)

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

BEDROOM 2 (11' 1" x 10' 4") or (3.37m x 3.14m)

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

BEDROOM 3 (8' 8" x 7' 7") or (2.64m x 2.30m)

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



OUTSIDE

The front is bounded is on two sides by wall and hedge row and one side by wooden fence. Off road parking. Garden is partly lawn. Side wooden gate giving access to rear garden. The rear garden is bounded on two sides by wall and metal fencing to one side and rear. Brick built outhouses. Steps leading up to lawn area. Path leading to another raised area which is wood panelled.

NOTES

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


NOTES

All interested parties please contact the agent for further information.



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

EPC

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



Awaiting Floorplans

Please visit pjchomes.co.uk for a full list of our properties for sale and to rent.

Follow us on Facebook and Twitter for the latest PJC news.

 twitter.com/pjchomes

 Search 'Payton Jewell Caines'

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