

Payton
Jewell
Caines



Cae Copor, Cwmavon, Port Talbot, Neath
Port Talbot. SA12 9BX

£344,950

PJC PAYTON
JEWELL
CAINES

Cae Copor, Cwmavon, Port Talbot, Neath Port Talbot. SA12 9BX

PJC are delighted to present to the market this beautifully presented four bedroom detached house set on highly desirable development. Good access to local schools, shops and transport links. Early viewing is highly recommended to fully appreciate this beautiful family home in the heart of Cwmavon.

£344,950 - Freehold

- Four bedroom detached house
- Downstairs W.C.
- Kitchen with utility room
- Master bedroom with ensuite
- Two drive ways and detached garage
- Council tax band E



DESCRIPTION

PJC are delighted to present to the market this beautifully presented four bedroom detached house set on highly desirable development. Good access to local schools, shops and transport links. Early viewing is highly recommended to fully appreciate this beautiful family home in the heart of Cwmavon.

Accommodating briefly consists of hallway, two reception rooms, downstairs w.c. kitchen, utility area, four bedrooms, ensuite to master and family bathroom.

Externally there is off road parking for two vehicles and garage. Rear is enclosed and low maintenance.

WELCOMING ENTRANCE HALL

Access via front door. Skimmed ceiling. Emulsioned walls. Stairs to first floor. Laminate flooring. All doors leading off.

RECEPTION 1 (15' 9" x 10' 9") or (4.81m x 3.28m)

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

DOWNSTAIRS W.C. (6' 0" x 3' 4") or (1.83m x 1.01m)

Skimmed ceiling. Emulsioned walls with tiles to splash back area. Side facing frosted PVCu double glazed window. Room is fitted with a two piece suite comprising low level w.c. and pedestal wash hand basin. Radiator. Laminate flooring.

RECEPTION 2 (10' 10" x 9' 3") or (3.29m x 2.82m)

Skimmed ceiling. Emulsioned walls. Rear facing PVCu double glazed french doors. Radiator. Designer radiator cover. Laminate flooring.

KITCHEN (11' 1" x 9' 3") or (3.39m x 2.81m)

Skimmed ceiling. Emulsioned walls. Rear facing PVCu double glazed window. Kitchen is fitted with a range of wall and base units with complementary work surfaces. Stainless steel sink and drainer. Built in four ring gas hob with extractor hood above and built in oven below. Integrated dishwasher. Space for upright fridge freezer. Tiled effect vinyl floor covering. Opening into:

UTILITY ROOM (9' 2" x 5' 3") or (2.80m x 1.61m)

Skimmed ceiling. Emulsioned walls. Rear facing PVCu double glazed window. Room is fitted with a range of wall and base units and complementary work surfaces. Stainless steel sink and drainer. Under counter space for washing machine. Wall mounted cupboard housing boiler. Part glazed door leading to side of property. Vinyl floor covering.

LARGE LANDING

Skimmed ceiling. Loft access hatch. Emulsioned walls. Radiator. Built in storage cupboard housing water tank. Fitted carpet. All doors leading off.



FAMILY BATHROOM (7' 2" x 6' 2") or (2.18m x 1.89m)

Skimmed ceiling. Extractor fan. Emulsioned walls with tiles to splash back areas. 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 panelled bath. Radiator. Vinyl floor covering.

BEDROOM 1 (13' 2" x 10' 9") or (4.02m x 3.28m)

Skimmed ceiling. Emulsioned walls. Front facing PVCu double glazed window. Radiator. Designer radiator cover. Laminate flooring. Door into:

EN SUITE (7' 4" x 3' 6") or (2.24m x 1.06m)

Skimmed ceiling. Extractor fan. Emulsioned walls with tiles to splash back areas. Side facing frosted PVCu double glazed window. Room is fitted with a three piece suite comprising low level w.c., pedestal wash hand basin and shower cubicle with a mains fed shower. Radiator. Vinyl floor covering.

BEDROOM 2 (14' 0" x 9' 1") or (4.27m x 2.76m)

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

BEDROOM 3 (10' 11" x 9' 1") or (3.34m x 2.78m)

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

BEDROOM 4 (9' 7" x 9' 3") or (2.91m x 2.81m)

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

OUTSIDE

The front is open and has two tar mac drive ways with one leading to detached garage. Small lawn area with a row of bushes. Wooden gate giving access to rear garden.

Rear garden is enclosed and bounded on two sides by fence and rear wall is stone with fencing above. Paved mainly to patio slabs. Chipping areas. Flower borders planted with trees and shrubs. Sun terrace ideal for garden furniture.


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		86
(69-80) C	75	
(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.



GROUND FLOOR



FIRST FLOOR

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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