

Ynys Y Wern, Cwmavon, Port Talbot, Neath
Port Talbot. SA12 9DQ

£155,000

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Modern two bedroom mid terrace house comprising entrance hall, downstairs w.c., fitted kitchen, lounge/ diner, bedroom one with fitted wardrobes and ensuite, bedroom two with fitted wardrobes, family bathroom, enclosed rear garden and two car parking spaces. No onward chain.

£155,000

- Modern two bedroom mid terrace house
- Two double bedrooms
- En suite to bedroom one
- Two side by side car parking spaces
- Leasehold 110 years remaining
- No onward chain / Ideal first time purchase



DESCRIPTION

Modern two bedroom mid terrace house comprising entrance hall, downstairs w.c., fitted kitchen, lounge/diner, bedroom one with fitted wardrobes and ensuite, bedroom two with fitted wardrobes, family bathroom, enclosed rear garden and two car parking spaces. No onward chain.

Key features.

Leasehold 110 years remaining.

Two double bedrooms.

Ensuite to bedroom one.

Enclosed rear garden with flexible storage space.

Side by side car parking spaces.

EV charger.

No onward chain.

ENTRANCE HALL

Access via part glazed composite front door. Skimmed ceiling. Coving. Emulsioned walls. Fitted storage cupboard with plumbing for automatic washing machine. Solid oak floor. Door into:

DOWNSTAIRS W.C.

PVCu double glazed window with a fitted vertical blind to the front. Emulsioned ceiling and walls. Wall mounted fuse box. W.C. Corner wash hand basin. Radiator. Solid oak floor.

KITCHEN (10' 2" x 6' 3") or (3.10m x 1.90m)

Overlooking the front via PVCu double glazed window with fitted vertical blind. Skimmed ceiling. Coving. Emulsioned walls. Wall mounted extractor. A range of low level and wall mounted kitchen units in matt white with complementary roll top work surfaces and up stand. Inset sink with mixer tap and drainer. Integrated electric oven with four ring gas hob and over head extractor hood. Stainless steel splash back. Space for high level fridge freezer. Plumbing for dish washer. Wall mounted gas combination boiler. Solid oak floor.

LOUNGE/DINER (17' 5" x 12' 10") or (5.30m x 3.90m)

Overlooking the rear PVCu double glazed french doors and side glazed windows with fitted vertical blinds. Skimmed ceiling. Coving. Emulsioned walls. Stairs to first floor with fitted carpet. Under stair storage. Solid oak floor.

LANDING

Access to loft with pull down ladder. Fitted carpet.

BEDROOM 1 (9' 10" x 9' 2") or (3.0m x 2.80m)

Overlooking the rear via PVCu double glazed window with vertical blind. Skimmed ceiling. Coving. Emulsioned walls. Fitted carpet. Wall to wall floor to ceiling fitted wardrobes with sliding mirrored doors. Fitted storage cupboard over the stairs. Door into:



EN SUITE

Skimmed ceiling. Coving. Ceiling mounted extractor. Emulsioned walls. Three piece suite in white comprising W.C., wash hand basin and separate shower. Ceramic tiles to splash back areas. Radiator. Wall mounted shaver point. Fitted carpet.

FAMILY BATHROOM

Skimmed ceiling. Coving. Ceiling mounted extractor. Emulsioned walls. Three piece suite in white comprising W.C., wash hand basin and bath with plumbed shower. Shower curtain. Wall mounted shelving. Shaving point. Radiator. Fitted carpet.

BEDROOM 2 (12' 10" x 8' 6") or (3.90m x 2.60m)

Over looking the front via PVCu double glazed window with fitted vertical blind and roller blind. Skimmed ceiling. Coving. Emulsioned walls. Floor to ceiling sliding mirrored door wardrobes. Chest of drawers. Fitted carpet.


OUTSIDE

Enclosed rear garden. Laid to patio with steps leading down to an area of chipped stone and lawn. Access into a large storage shed. Ideal for home gym.

To the front we have enclosed garden. Laid mainly to grass with a concrete path to front door. EV charger.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		92
(81-91) B		
(69-80) C	79	
(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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