

Payton
Jewell
Caines



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

£169,950

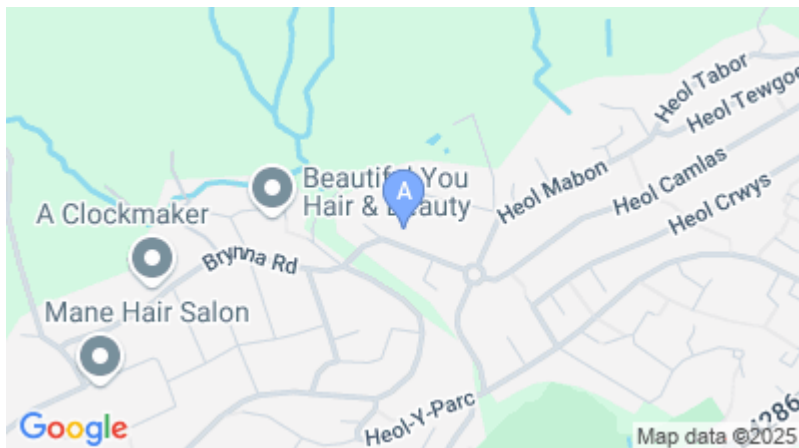
PJC PAYTON
JEWELL
CAINES

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

Situated in the picturesque village of Cwmavon. We are pleased to present for sale this THREE BEDROOM SEMI-DETACHED PROPERTY that is conveniently located within minutes of local shops, schools and amenities. Early viewing is highly recommend to fully appreciate all that this beautiful home has to offer. Ideal first time purchase and can be offered with NO ON-GOING CHAIN.

£169,950 - Freehold

- Three bedroom semi-detached house
- Two reception rooms
- First floor family bathroom
- PVCu double glazing throughout
- Enclosed rear garden



DESCRIPTION

We are pleased to present for sale this beautifully presented THREE BEDROOM SEMI-DETACHED HOME situated within the heart of Cwmavon and located within close proximity to local shops, amenities, Ysgol Gynradd Cwmafan Primary School and transport links. Property benefits from good sized bedrooms, two reception rooms and enclosed landscaped garden to rear.

Ground floor accommodation briefly consists of hallway, two reception rooms and kitchen. To the first floor three bedrooms and family bathroom.

Externally there is an landscaped rear garden.

ENTRANCE

Accessed via PVCu glazed door and frosted panels and coordinating side panels leading into:

ENTRANCE HALL

Skimmed and coved ceiling. Emulsioned walls. Radiator. Staircase leading to first floor. Under stair storage housing gas meter. Low level storage housing the electric meter. Oak wood effect laminate flooring. Doors leading off.

RECEPTION 1 (10' 11" x 10' 1") or (3.33m x 3.08m)

3.33M into alcoves.

Skimmed and coved ceiling. Emulsioned walls. Radiator. PVCu double glazed window to the front. Chimney breast with alcoves to either side. Oak wood effect laminate flooring. Square opening into:

RECEPTION 2 (12' 3" x 10' 11") or (3.73m x 3.33m)

3.33m into alcoves.

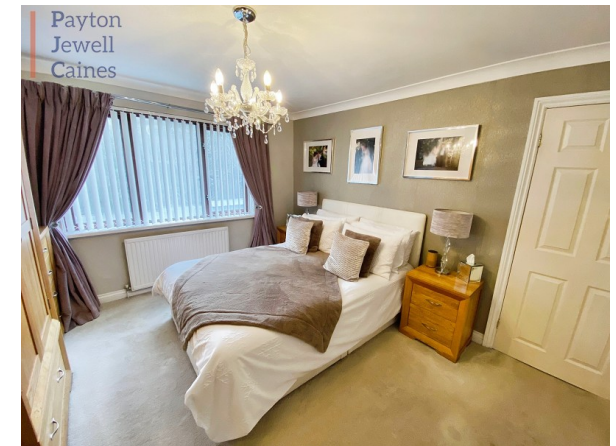
Skimmed and coved ceiling. Emulsioned walls. Radiator. PVCu double glazed french doors leading out to patio. Chimney breast with alcoves to either side. Oak wood effect laminate flooring.

KITCHEN (8' 8" x 8' 7") or (2.65m x 2.62m)

Skimmed and coved ceiling with inset spotlights. Part Emulsioned part tiled walls. PVCu double glazed window to the rear with fitted venetian blinds to remain. Kitchen is fitted with a range of wall and base units with coordinating roll top work surfaces. Integrated appliances include stainless steel four ring gas hob with overhead extractor hood and oven below. Stainless steel drainer and mixer tap. Space and plumbing for automatic washing machine. Space for american fridge/freezer. PVCu door with frosted panel leads to rear garden. Oak wood effect laminate flooring.

LANDING

Skimmed and coved ceiling. Loft access hatch. Emulsioned walls. PVCu double glazed window to the side. Built in airing cupboard housing the gas fired combination boiler. Fitted carpet. Doors leading off.



BEDROOM 1 (12' 4" x 11' 1") or (3.76m x 3.37m)

Skimmed and coved ceiling. Emulsioned walls with one feature papered wall. Radiator. PVCu double glazed window to the rear. Fitted carpet.

BEDROOM 2 (11' 3" x 10' 2") or (3.44m x 3.10m)

Skimmed and coved ceiling. Emulsioned walls. Radiator. PVCu double glazed window to the front. Fitted carpet.

BEDROOM 3 (8' 7" x 7' 10") or (2.62m x 2.39m)

Skimmed and coved ceiling. Emulsioned walls. Radiator. PVCu double glazed window to the rear. Fitted carpet.

FAMILY BATHROOM (8' 6" x 5' 6") or (2.60m x 1.68m)

Skimmed and coved ceiling. Inset spotlights. Floor to ceiling ceramic tiles. Radiator. PVCu double glazed frosted window to the front. Room is fitted with a three piece suite comprising low level w.c. panelled bath with overhead shower and glass shower screen, wash hand basin set within a vanity unit. Tiles to the floor.

OUTSIDE

To the rear the garden is enclosed and bounded by panelled fencing with an area laid to patio ideal for garden furniture and entertaining. Outside water tap. Garden is divided by raised planters and trellis giving way to a lawned area. Gate access to the side of the property.

To the front the garden is enclosed with area laid to lawn. Pathway leading down to front door.


NOTE

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		84
(69-80) C	74	
(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.



www.pjchomes.co.uk

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