



Ffordd Dinas , Cwmavon, Port Talbot, Neath
Port Talbot. SA12 9BS

£210,000



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UNIQUE OPPORTUNITY to purchase this SPACIOUS detached family home benefiting from LARGER THAN AVERAGE entrance hall, TWO RECEPTIONS, cloaks/w.c. ENCLOSED GARDENS. DRIVEWAY and INTEGRAL GARAGE. The property is situated on a CORNER PLOT and early viewing is recommended.

£210,000 - Freehold

- Three bedroom detached
- Two reception rooms
- Downstairs cloaks/w.c.
- Bathroom with over head shower
- Enclosed front and rear gardens
- Driveway, integral garage
- Situated on a good size corner plot



DESCRIPTION

Situated on a corner plot this detached family home offers spacious accommodation throughout comprising larger than average entrance hall, lounge with separate dining room, kitchen and cloaks/w.c.

To the first floor there are three double bedrooms and family bathroom.

Externally there are good size front and rear gardens and driveway with ample parking leading to an integral garage.

The property benefits from spacious walk-in attic space which offers the potential for conversion to an additional room, as well as a standard attic in the roof of the property.

The property is ideally located in the popular village of Cwmavon and is within walking distance of local shops, schools and amenities with good road and transport links offered to the town centre.

ENTRANCE HALLWAY (14' 0" x 9' 1") or (4.27m x 2.78m)

Via frosted glass panel wooden door with coordinating side panel. Tall ceiling. Coving. Staircase leading to first floor. Double radiator. Original block flooring.

DOWNSTAIRS CLOAKROOM

Coving. Frosted glass wooden glazed window overlooking the front. Two piece suite comprising wall mounted wash hand basin with tiling to splashback and low level w.c. Laminate flooring.

LOUNGE (23' 8" x 12' 4") or (7.22m x 3.76m)

Coving. Two Large PVCu double glazed picture windows overlooking the front and side. PVCu double glazed patio sliding doors leading out on to the rear elevated patio area. Fireplace with stone surround. Television aerial point. Two double radiators and fitted carpet. Square archway through to:

DINING ROOM (13' 5" x 9' 1") or (4.10m x 2.77m)

Coving. Large picture window overlooking the rear. Original wood block flooring.

KITCHEN (13' 0" x 11' 7") or (3.96m x 3.54m)

Coving. PVCu double glazed window overlooking the rear. Frosted glass PVCu door leading out on to the rear garden. Fitted kitchen having a range of base and wall units with coordinating roll edge worktops. Inset sink and drainer with mixer tap. Plumbing for automatic washing machine. Space for tumble dryer. Electric point for cooker. Space for American style fridge/freezer. Slate effect laminate flooring.

FIRST FLOOR LANDING

Coving. Storage cupboard. Fitted carpet.

FAMILY BATHROOM (10' 4" x 5' 10") or (3.15m x 1.78m)

Spotlights and coving. PVCu double glazed window overlooking the front. Three piece suite comprising panelled bath with over head electric shower, pedestal and low level w.c. Tiling to splashback areas. Shaver point. Double radiator and vinyl flooring.

BEDROOM 1 (14' 1" x 13' 0") or (4.29m x 3.97m)

Coving. PVCu double glazed window overlooking the rear. Double radiator and fitted carpet.



BEDROOM 2 (14' 0" x 11' 7") or (4.26m x 3.54m)

Coving. Two PVCu double glazed windows overlooking the front. Double radiator and wooden flooring.

BEDROOM 3 (12' 10" x 6' 11") or (3.91m x 2.10m)

Coving. Access to loft. PVCu double glazed window overlooking the rear. Radiator and fitted carpet.

OUTSIDE

Situated on a corner plot the rear garden is tiered and partly laid to patio and lawn. Greenhouse and two storage sheds to remain, both benefiting from electricity.

Access at the side leads to an enclosed front garden which is laid to lawn with mature planting, trees and shrubs with driveway to the side leading to an integral garage with up and over door, power supply and lighting.

DIRECTIONS

Travelling out of Port Talbot along Cwmavon Road bear left in to Tabernacle Terrace. At the the end of the road turn left in to Heol Y Parc. Follow the road along leading in to Ffordd Dinas and the property can be found on the left hand side.



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

EPC

| Energy Efficiency Rating | | |
|--|----------------------------|---|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| 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.

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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.



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