



Heol Y Parc, Cwmavon, Port Talbot, Neath
Port Talbot. SA12 9HT

Offers In Excess Of
£185,000



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Available for sale with NO ONGOING CHAIN this is an INDIVIDUALLY DESIGNED detached bungalow which benefits from WELL PROPORTIONED accommodation throughout and is ideally located within the POPULAR VILLAGE location of Cwmavon.

Offers In Excess Of £185,000 - Freehold

- Two bedroom detached bungalow
- Lounge with separate dining room
- Good size fitted kitchen. EPC-E50
- Bath with overhead shower
- Built-in wardrobes to bedroom one
- Off road parking to the front



OVERVIEW

Situated within easy access of local shops and amenities this detached bungalow offers good size accommodation throughout and would be an ideal purchase for anyone wanting to downsize.

Briefly comprising spacious entrance, inner hallway, two double bedrooms, lounge, dining room, kitchen and bathroom.

Externally to the front there is an enclosed driveway, lawned garden and side access to a rear courtyard.

ENTRANCE PORCH/HALLWAY (9' 11" x 7' 0") or (3.02m x 2.14m)

Via frosted glass PVCu door with coordinating side panels. Coving. PVCu double glazed window overlooking the rear. Storage cupboard. Radiator and fitted carpet.

INNER HALLWAY

Coving. Storage cupboard. Telephone point. Double radiator and fitted carpet.

BEDROOM 1 (15' 9" x 9' 10") or (4.80m x 2.99m)

Coving. PVCu double glazed window overlooking the front offering valley views. PVCu double glazed window overlooking the side. Built-in wardrobes. Two radiators and fitted carpet.

BEDROOM 2 (11' 5" x 9' 11") or (3.48m x 3.02m)

Coving. PVCu double glazed window overlooking the front offering valley views. Radiator and fitted carpet.

BATHROOM (9' 5" x 9' 1") or (2.86m x 2.78m)

Coving. Access to loft. Frosted glass double glazed window overlooking the side. Three piece suite comprising panelled bath with overhead electric shower and glass screen, vanity unit and low level w.c. Tiled walls. Radiator and tiled flooring.

LOUNGE (16' 5" x 13' 7") or (5.01m x 4.13m)

Coving. Large bay window overlooking the front. Chimney breast with alcoves either side. Two wall lights. Feature gas fire with stone surround and marble hearth. Built-in storage. Television aerial point. Two radiators and fitted carpet.

DINING ROOM (13' 8" x 9' 10") or (4.17m x 2.99m)

Coving. Bay window overlooking the side. Telephone point. Double radiator and fitted carpet.

KITCHEN (16' 5" x 6' 0") or (5.01m x 1.82m)

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 wall and base units with coordinating roll edge worktops and ceramic tiling to splashback. Inset sink and drainer with mixer tap. Plumbing for automatic washing machine. Gas point for cooker. Double radiator and vinyl flooring.



OUTSIDE

To the front there is an enclosed block paved driveway offering parking for up to three vehicles. The garden is mainly laid to lawn with a pathway leading to the front door.


To the rear there is an enclosed courtyard with a block-built storage shed.

NOTE

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



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	50	
(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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