



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

£135,000



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Situated on a MODERN residential development of similar style properties within the VILLAGE of Cwmavon this mid terrace benefits from an EN-SUITE shower to the master bedroom and family bathroom to the FIRST FLOOR. The property would be ideal for a FIRST TIME BUYER and viewing is recommended.

£135,000

- Modern two bedroom mid terrace
- Lounge with french doors. EPC-B82
- Downstairs cloakroom/w.c.
- Kitchen to include oven, hob and hood
- Easy maintainable rear garden
- Off road parking



OVERVIEW

Ynys Y Wern is a modern residential development which is situated within the popular residential location of Cwmavon and offers good road and bus links to local schools, shops, Port Talbot town centre and the M4. This mid terrace offers immaculately presented accommodation throughout and would be ideal for anyone looking for their first home.

Briefly comprising to the ground floor, entrance hall, cloakroom/w.c., kitchen and lounge. To the first floor there is a family bathroom and two double bedrooms with an en-suite shower to the master bedroom.

Externally to the rear there is an easy maintainable garden with gated rear access and allocated parking to the front.

ENTRANCE HALL

Via frosted glass Composite door. Built-in storage cupboard. Radiator and wood effect vinyl flooring.

CLOAKROOM/W.C

Two piece suite comprising corner pedestal with tiled splashback and low level w.c. Radiator and vinyl flooring.

KITCHEN (9' 11" x 6' 1") or (3.02m x 1.86m)

PVCu double glazed window overlooking the front. Fitted kitchen having a range of wall and base units with coordinating worktops and matching upstands. Inset sink and drainer with mixer tap. Built-in electric oven with four gas burner hob, tiled splashback and extractor. Space for fridge/freezer. Plumbing for automatic washing machine. Plinth heater. Vinyl flooring.

LOUNGE (17' 5" x 13' 0") or (5.30m x 3.95m)

PVCu double glazed french doors leading out on to the rear garden. Staircase leading to the first floor. Understairs storage. Two radiators. Television aerial point. Fitted carpet.

FIRST FLOOR LANDING

Fitted carpet.

FAMILY BATHROOM (6' 9" x 6' 2") or (2.07m x 1.89m)

Extractor. Three piece suite comprising panelled bath, pedestal with tiled splashback and low level w.c. Shaver point. Radiator and vinyl flooring.

BEDROOM 2 (12' 11" x 8' 4") or (3.94m x 2.54m)

Two PVCu double glazed windows overlooking the front. Radiator and fitted carpet.

BEDROOM 1 (12' 10" x 8' 11") or (3.92m x 2.71m)

Two double glazed windows overlooking the rear. Built-in storage cupboard. Radiator and fitted carpet.

EN-SUITE SHOWER ROOM

Extractor. Three piece suite comprising walk-in shower with glass screens, low level w.c. and pedestal with tiled splashback. Radiator and vinyl flooring.




OUTSIDE

Enclosed low maintenance garden to the rear which is partly laid to patio, wooden decking and artificial grass with gated access leading out on to the side.

To the front there is off road parking for two cars and a pathway leading to the front door.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	82	
(69-80) C		
(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.



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