



Coed Parc, Cwmavon, Port Talbot, Neath
Port Talbot. SA12 9BN

£169,000



Coed Parc, Cwmavon, Port Talbot, Neath Port Talbot. SA12 9BN

Three bedroom semi detached house comprising reception room, kitchen/diner, three bedrooms, family bathroom, OUTSIDE UTILITY room, rear garden, OFF ROAD PARKING to the front and GARAGE to the rear. Viewing highly recommended.

£169,000 - Freehold

- Three bedroom semi detached house
- Reception to the front and kitchen/diner to the back
- Three bedrooms and family bathroom to first floor
- Outside utility
- Off road parking to front/ garage to the rear
- Rear garden/ EPC - D



DESCRIPTION

This very well presented semi detached is situated within the popular residential village location of Cwmavon. Local shops, amenities and Primary School are close by and there are good road links to the town centre and M4.

Accommodation briefly comprises to the ground floor entrance hall, lounge and kitchen/diner. To the first floor there are three bedrooms and a family bathroom.

Externally to the rear there is an enclosed tiered garden which has access to a detached garage and driveway at the front.

ENTRANCE

Via frosted glazed PVCu door into entrance hallway finished with central light fitting, coved ceiling, window to side giving natural light, staircase to first floor with fitted carpet, under stairs storage, radiator and tiled flooring. Doors leading through to lounge and kitchen/diner.

LOUNGE (12' 11" x 13' 1") or (3.93m x 3.99m)

Central light fitting, coved ceiling, double glazed window to the front, chimney breast with stone hearth, brick face bath and surround, radiator, TV connection, power points and oak flooring.

KITCHEN/DINER (19' 3" x 9' 10") or (5.86m x 2.99m)

Two centre lights, coved ceiling, two large picture windows to the rear giving views across to Cwmavon, tiled to splash back areas, power points and light wood effect laminate flooring, A range of wall and base units with complementary work surfaces, sink with mixer tap and drainer, electric oven, four ring gas hob with overhead extractor, built in microwave and integrated dishwasher. Access to under stairs storage. Frosted glazed PVCu door giving access to the side.

To the sitting area:

Ample space for a corner suite, radiator, central light fitting, power points and a continuation of the laminate flooring.

FIRST FLOOR LANDING

Via staircase with fitted carpet. Central light fitting, coved ceiling, PVCu frosted double glazed window to the side, power points, airing cupboard housing combination boiler and storage. All doors leading off.

BEDROOM 1 (12' 0" x 9' 3") or (3.66m x 2.83m)

Measurement not including built in wardrobes. Central lights fitting, coved ceiling, PVCu double glazed window overlooking the rear with views across, radiator, power points, fitted carpet and fitted sliding door wardrobe running the length of one wall.

BEDROOM 2 (9' 7" x 11' 1") or (2.91m x 3.37m)

Central light fitting, coved ceiling, double glazed window to the front, radiator, power points and fitted carpet.



BEDROOM 3 (8' 2" x 7' 4") or (2.50m x 2.23m)

Central light fitting, coved ceiling, double glazed window to the front, mirrored wardrobes running the length of one wall, power points and fitted carpet.

FAMILY BATHROOM (5' 7" x 6' 9") or (1.69m x 2.07m)

Central light fitting, double glazed frosted window to the rear, shaver point, part tiled walls, radiator and tiled flooring. Three piece suite comprising low level WC, pedestal wash hand basin, panelled bath with shower over and glass screen.

OUTSIDE

The rear garden has steps leading down to a patio area which then leads down to a decked area and two lawned areas. Footpath leading to rear gate giving access to a garage to the rear.

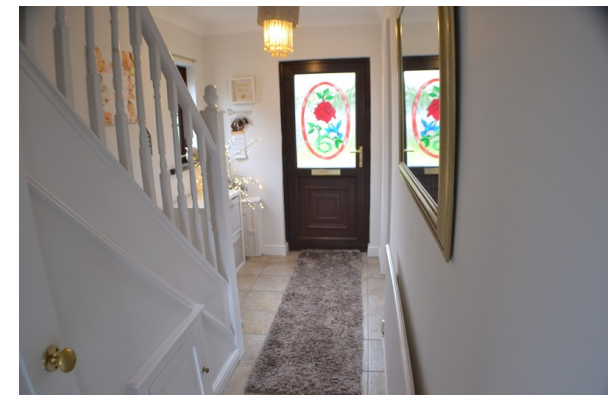
The frontage is enclosed with double gates leading to driveway for off road parking, low maintenance frontage with mature planting beds and gravel.

OUTSIDE UTILITY AREA


Space and plumbing for washing machine, tumble dryer with work top over.

GARAGE

Situated to the rear of the garden.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	60	
(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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