



South Avenue, Cymmer, Port Talbot, Neath  
Port Talbot. SA13 3RB

£140,000





## South Avenue, Cymmer, Port Talbot, Neath Port Talbot. SA13 3RB

Introducing this four/ five bedroom semi detached house in the village of Croeserw. Ideally located for those who enjoy outdoor activities such as hiking and mountain biking this property is OFFERED WITH NO ONWARD CHAIN. Benefiting from a large rear garden his would make an ideal family home.

**£140,000 - Freehold**

- Four/five semi detached house
- Off road parking
- Generous accommodation throughout
- Large rear garden
- Mountain views EPC- F34



## OVERVIEW

Located in the rural village of Croeserw we introduce this four/ five bedroom semi detached property with off road parking. Formally used as the Croeserw post office this property offers generous living accommodation throughout including a dressing room to the main bedroom that could be used as a fifth bedroom. Perfectly located for those who enjoy outdoor activities such as hiking and mountain biking. With mountain views surrounding the property.

Accommodation briefly comprises to the ground floor entrance hallway, inner hallway, reception room, kitchen/ diner and rear porch. To the first floor four bedrooms with the master benefiting from a dressing room and a family bathroom.

## ENTRANCE PORCH

Enter via PVCu door into the ex post office part of the building that is now the entrance porch. Polystyrene ceiling tiles. Wooden cladding to the walls. PVCu double glazed window to the front. Ceramic tiled flooring. Door leading to:

## INNER HALLWAY

Papered ceiling. Papered walls. Staircase to the first floor with fitted carpet. Under stair storage area. Radiator. Door leading to:

## RECEPTION 1 (18' 4" x 14' 6") or (5.59m x 4.43m)

Artexed ceiling. Papered walls. PVCu double glazed window to the front of the property. Feature wall mounted fire housing back boiler. Radiator. Fitted carpet.

## KITCHEN/DINER (24' 0" x 10' 6") or (7.32m x 3.19m)

Artexed ceiling. Coving. Emulsioned walls. Two PVCu windows to the side of the property. Kitchen fitted with a range of wall and base units with complimentary work surfaces. Inset stainless steel sink and drainer. Integrated electric oven with gas hob and extractor hood overhead. Plumbing for automatic washing machine. Space for freestanding fridge freezer and table and chairs. Built in storage cupboard. Radiator. Laminate flooring.

## REAR PORCH

Polystyrene tiled ceiling. Emulsioned walls. PVCu double glazed window. PVCu door leading out to the rear garden. Laminate flooring.

## FIRST FLOOR LANDING

Papered ceiling. Papered walls. Fitted carpet. Five doors leading off:

## MASTER BEDROOM (13' 8" x 10' 5") or (4.17m x 3.17m)

Emulsioned ceiling. Emulsioned walls. PVCu double glazed window to the side. Fitted carpet. Door through to:

## DRESSING ROOM (10' 11" x 10' 5") or (3.34m x 3.18m)

Papered ceiling. Emulsioned walls. PVCu double glazed window to the side of the property. Radiator. Fitted carpet.

## BEDROOM 2 (13' 1" x 10' 10") or (4.00m x 3.31m)

Papered ceiling. Emulsioned walls. PVCu double glazed window to the front. Radiator. Fitted carpet.





### **BEDROOM 3 (10' 10" x 10' 6") or (3.30m x 3.20m)**

Emulsioned ceiling. Papered walls. Radiator. PVCu double glazed window to the property. Built in storage cupboards. Fitted carpet.

### **BEDROOM 4 (10' 4" x 7' 2") or (3.14m x 2.18m)**

Emulsioned ceiling. Papered walls. Loft access. PVCu double glazed window to the rear. Built in over the stair storage cupboard. Fitted carpet.

### **FAMILY BATHROOM (7' 2" x 6' 7") or (2.19m x 2.00m)**


Wooden cladding to the ceiling. Part papered part tiled walls. Low level w.c. pedestal wash hand basin and panel side bath with overhead shower. Built in storage cupboard. Tiled flooring.

### **OUTSIDE**

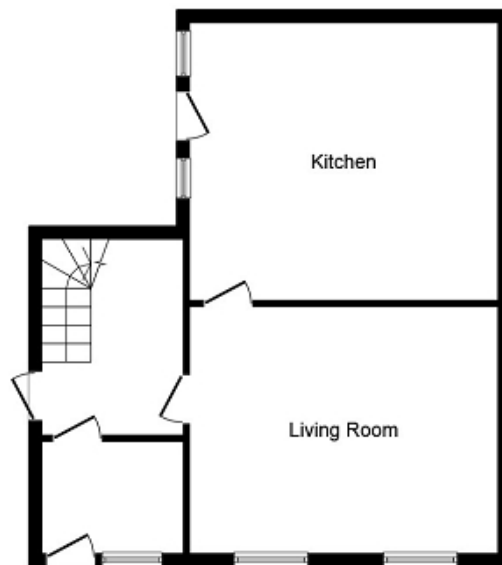
To the front of the property there is a pathway to the front door accessed through a wrought iron gate, there is also off road parking. The rear garden can be accessed around the side of the property. The rear garden is larger than average, partially laid to lawn with pathway leading to steps to an elevated section. The second tier is laid to lawn with a storage shed.



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	34	
(1-20) <b>G</b>		
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**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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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