



Afon Villas, Cwmavon, Port Talbot, Neath
Port Talbot. SA12 9HB

£165,000



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We are pleased to offer this traditionally built THREE BEDROOM SEMI-DETACHED home which has beautiful views of the mountains. This property benefits from lounge/diner, garage, lift to first floor accommodation ideal for mobility issues and also DISABLED ACCESS from rear entrance. This property would make a perfect family home and viewing highly recommended.

£165,000 - Freehold

- Three bedroom semi detached house.
- Downstairs wet room. Upstairs w.c.
- Automatic lift to first floor accommodation.
- Garage and workshop. No ongoing chain
- Beautiful views of the mountains.
- Council tax band C, EPC - E.



DESCRIPTION

We are pleased to offer this traditionally built THREE BEDROOM SEMI-DETACHED home which has beautiful views of the mountains. The property is situated in the quiet village of Cwmavon and is in close proximity to local amenities, transport links to the M4 and Cwmavon primary school.

This property benefits from lounge/diner, garage, lift to first floor accommodation which is ideal for mobility issues and also DISABLED ACCESS from rear entrance and would make a perfect family home.

PORCH

Access via double glazed PVCu door. Emulsioned ceiling. Papered walls. Skirting board. Laminate flooring. Oak wood door with side glass panel leading to:

LOUNGE/DINER (23' 0" x 14' 3") or (7.0m x 4.35m)

Emulsioned ceiling. Coving. Papered walls. Two Double glazed PVCu windows. Radiator. Built-in storage cupboard. Skirting board. Laminate flooring. Lift to the first floor. Oak part glazed door leading to:

L-SHAPED KITCHEN (11' 1" x 6' 10") or (3.38m x 2.08m)

Artex ceiling. Inset lights and spot lighting. Part-papered part-tiled walls. Double glazed PVCu window. Kitchen comprising a range of wall and base units with complementary work surfaces. Integrated five ring gas hob with overhead extractor fan. Integrated electric oven and grill. Space for appliances. Single drainer sink unit with mixer tap. Laminated floor tiles. Double glazed PVCu door leading to the rear garden. Door opening to:

UTILITY ROOM (6' 11" x 6' 0") or (2.10m x 1.84m)

Artex ceiling. Coving. Part restapex part emulsioned walls. Double glazed PVCu frosted glass window. Work top. Under counter space suitable for appliances. Vinyl floor. Doorway leading to:

BATHROOM (9' 2" x 7' 3") or (2.80m x 2.20m)

Emulsioned ceiling. Coving. Flush fitting light. Access to the loft. Restapex walls. One papered wall. Three piece suite comprising WC, pedestal wash hand basin and walk in adapted shower. Built-in storage cupboard. Vinyl flooring.

LANDING

Stippled ceiling. Pendant light fitting. Papered walls. Storage cupboard housing Combi boiler. Skirting boards. Part-fitted carpet part-laminate flooring.

BEDROOM 1 (13' 7" x 12' 1") or (4.13m x 3.69m)

Emulsioned Ceiling. Coving. Ceiling fan lights. Papered walls. Two double glazed PVCu windows overlooking the front. Radiator. Fitted wardrobes. Fitted drawers with bedside units. Fitted carpet.

BEDROOM 2 (12' 0" x 8' 9") or (3.65m x 2.67m)

Artex ceiling. Coving. Fan light. Papered walls. Double glazed PVCu window overlooking side of property. Skirting boards. Vinyl flooring.



BEDROOM 3 (9' 10" x 9' 6") or (3.0m x 2.90m)

Artex ceiling. Spotlight fitting. Papered walls. Double glazed PVCu window overlooking rear. Radiator. Skirting board. Laminate flooring. Lift access.

W.C. (3' 7" x 5' 7") or (1.10m x 1.70m)

Artex ceiling. Part-papered part-respatex walls. Double glazed PVCu frosted glass window. Fitted storage cupboard. Two piece suite comprising W.C and vanity unit.

OUTSIDE


To the front there is an enclosed garden laid to paving.

The rear courtyard garden is laid to paving with flower and shrub borders. Large garage with light and power. Workshop to rear.



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

Floorplan & EPC

| Energy Efficiency Rating | | |
|---|-------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 76 |
| (55-68) D | | |
| (39-54) E | 53 | |
| (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.



www.pjchomes.co.uk

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