



Ynys Y Gwas, Cwmavon, Port Talbot, Neath
Port Talbot. SA12 9AB

Offers In Excess Of
£150,000

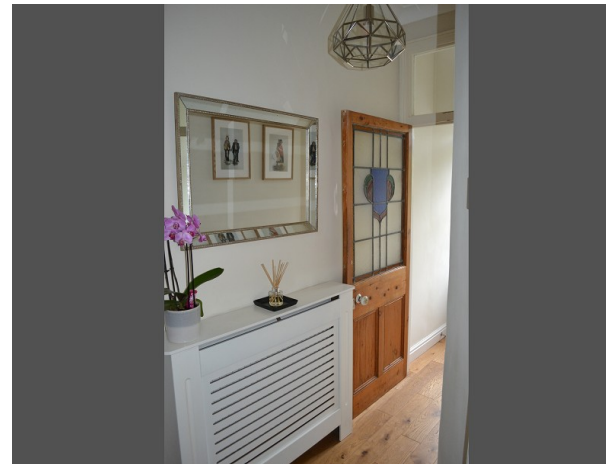


Ynys Y Gwas, Cwmavon, Port Talbot, Neath Port Talbot. SA12 9AB

We are pleased to offer this MID TERRACE THREE BEDROOM home which is situated in a quiet location close to Port Talbot town centre. The property is modernised throughout and would make a perfect family home. Early viewing comes highly recommended.

Offers In Excess Of £150,000 - Freehold

- Three bedroom mid terrace home.
- Lounge/diner.
- Utility room.
- Downstairs cloakroom.
- Enclosed low maintenance garden.



OVERVIEW

We are pleased to offer this three bedroom mid terrace property which is located within close proximity of local schools, local shops. Property is close to local cycle tracks and walking trails of Afan valley. This property is modernised throughout. Accommodation briefly comprises to the ground floor hallway, lounge/diner, kitchen, utility room and downstairs cloakroom. To the first floor two bedrooms, home office and family bathroom. Staircase to loft conversion/bedroom 3. Externally to the front garden laid mainly to lawn with pathway to front door, to the rear courtyard garden with decking area, storage shed and gate to lane.

PORCH

Access via double glazed PVCu door. Emulsioned ceiling. Coving. Emulsioned walls. Storage cupboard housing meters. Skirting boards. Solid wood flooring. Original wood and stain glass door in to:

HALLWAY

Emulsioned ceiling. Coving. Emulsioned walls. Radiator. Skirting boards. Staircase leading to the first floor. Solid wood flooring.

LOUNGE/DINER (23' 0" x 13' 0") or (7.01m x 3.96m)

Emulsioned walls. Coving. Emulsioned walls. Double glazed PVCu bay window overlooking front. Radiator. Marble hearth fire surround with inset gas fire. Double glazed PVCu french doors leading to rear. Skirting boards. Engineered oak flooring.

KITCHEN (12' 1" x 8' 1") or (3.69m x 2.46m)

Emulsioned walls. Inset spotlights. Coving. Emulsioned walls. Double glazed PVCu window overlooking side. Kitchen comprises with a range of wall and base units with complementary work surfaces. Inset single drainer sink unit with chrome mixer tap. Inset electric oven with four ring gas hob. Overhead extractor hood and light. Radiator. Skirting boards. Ceramic floor tiles. Double glazed PVCu door leading to rear.

UTILITY (7' 2" x 4' 11") or (2.19m x 1.51m)

Emulsioned ceiling. Coving. Emulsioned walls. Tiled to splash-back areas. A range of wall and base units. Space for appliances. Skirting boards. Ceramic floor tiles

DOWNSTAIRS CLOAKROOM (6' 7" x 3' 3") or (2.01m x 1.00m)

Wood effect ceiling tiles. Inset spotlights. Part Porcelain tile part wood panel. Dado rail. Double glazed PVCu window overlooking rear. Two piece comprising W.C and vanity wash hand basin. Skirting board. Ceramic flooring.

LANDING

Emulsioned ceiling. Coving. Emulsioned walls. Skirting board. Fitted carpet. Doors leading off.

BEDROOM 1 (14' 6" x 9' 4") or (4.43m x 2.85m)

Emulsioned ceiling. Coving. Emulsioned walls. Two double glazed PVCu windows overlooking front of property. Radiator. Built-in wardrobes. Skirting board. Fitted carpet.



BEDROOM 2 (10' 7" x 8' 9") or (3.23m x 2.67m)

Emulsioned ceiling. Coving. Emulsioned walls. Double glazed PVCu window overlooking rear. Radiator. Built-in wardrobes. Skirting board. Fitted carpet.

HOME OFFICE (8' 1" x 4' 2") or (2.46m x 1.28m)

Emulsioned ceiling. Inset spotlights. Loft access. Emulsioned walls. Double glazed PVCu window overlooking rear. Radiator. Skirting boards. Laminate floor.

FAMILY BATHROOM (8' 0" x 7' 9") or (2.43m x 2.37m)

Emulsioned ceiling. Inset spot lights. Part emulsioned part ceramic tiles. Double glazed PVCu window overlooking rear. Four piece suite comprising W.C. Vanity wash hand basin, Built in bath tub and walk-in multi function shower. Built-in cupboard housing gas combi boiler. Ceramic floor tiles.

LOFT CONVERSION/BEDROOM 3 (12' 3" x 9' 11") or (3.73m x 3.02m)

Emulsioned ceiling. Inset spotlights. Emulsioned walls. Two double glazed velux windows. Skirting boards. Laminate flooring.

OUTSIDE

Front garden laid mainly to lawn with pathway leading to front door.

Rear court yard garden landscaped with deck area. Storage shed. Rear wooden gate leading to lane.

DIRECTIONS

Travelling south-east along Talbot Road, turn left onto Abbey Road and continue driving till you reach Taibach Interchange take the 2nd exit, at the roundabout take 1st exit, turn left towards Ynys Y Gwas and continue along to destination.


NOTE

We have been advised the property is freehold, however, the title deeds have not been inspected.



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		80
(55-68) D	63	
(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.



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

01639 891268

Bridgend

Sales: 01656 654 328
bridgend@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477
pencoed@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268
porttalbot@pjchomes.co.uk
 Lettings: 01639 891 268
porttalbotrentals@pjchomes.co.uk

Neath

Sales: 01639 874507
neath@pjchomes.co.uk
 Lettings: 01639 874507
neathrentals@pjchomes.co.uk