



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

£139,950



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Situated within the quiet village location of Cwmavon this end terrace offers good size accommodation throughout and is available for sale with NO ONGOING CHAIN. The property benefits from low maintenance gardens and refurbished throughout to a modern standard. Ideal purchase for first time buyers.

£139,950 - Freehold

- Three bedroom end terrace.
- Two reception rooms.
- Refurbished modern kitchen and bathroom.
- Downstairs utility room/w.c.
- NO ONGOING CHAIN.
- Council Tax B/EPC E.



DESCRIPTION

We are welcome to offer to market this traditional end terrace ideally located within easy access of local shops, primary school, amenities and transport links to the M4 corridor and Port Talbot town centre.

Accommodation briefly comprises to the ground floor hallway, two reception rooms, modern kitchen and utility room and w.c.

Externally there are low maintenance gardens to the front and rear.

ENTRANCE

Accessed via PVCu frosted glass door leading to hallway.

HALLWAY

Skimmed ceiling, emulsioned walls, newly fitted carpet, radiator. Staircase leading to upper floor.

RECEPTION 1 (12' 8" x 10' 7") or (3.85m x 3.23m)

Skimmed ceiling, emulsioned walls, newly fitted carpet, radiator and PVCu double glazed window to rear.

RECEPTION 2 (12' 8" x 9' 8") or (3.86m x 2.95m)

Skimmed ceiling, emulsioned walls, newly fitted carpet, radiator and PVCu double glazed window to front.

KITCHEN (12' 2" x 8' 4") or (3.71m x 2.53m)

Skimmed ceiling, emulsioned walls, modern upright radiator, vinyl floor covering and PVCu double glazed window to the side of property. PVCu frosted glass door leading into rear yard. Refurbished modern kitchen fitted with white units and black worktops. Built in oven with induction hob and overhead extractor. One and a half single drainer sink unit with chrome mixer tap. Good sized under stair storage cupboard.

UTILITY AREA/W.C. (8' 10" x 8' 7") or (2.70m x 2.61m)

Skimmed ceiling, emulsioned walls, vinyl floor covering, radiator and PVCu double glazed windows looking to the rear. Plumbing in place for washing machine. Door to w.c. fitted with a two piece suite comprising low level w.c. and hand basin. PVCu double glazed window to rear.

LANDING

Skimmed ceiling, emulsioned walls, newly fitted carpet. All doors leading off.

FAMILY BATHROOM (5' 11" x 5' 5") or (1.81m x 1.66m)

Skimmed ceiling, part emulsioned part tiled walls, vinyl flooring and PVCu frosted double glazed window to side of property. Room is fitted with a three piece suite comprising low level w.c. pedestal wash hand basin, panelled bath with over head shower and glass shower screen.

BEDROOM 1 (16' 8" x 9' 8") or (5.07m x 2.94m)

Skimmed ceiling, emulsioned walls, newly fitted carpet, radiator and two PVCu double glazed windows overlooking the front offering valley views.



BEDROOM 2 (10' 10" x 10' 0") or (3.31m x 3.05m)

Skimmed ceiling, emulsioned walls, newly fitted carpet, radiator and PVCu double glazed window to the rear of property.

BEDROOM 3 (8' 3" x 6' 3") or (2.51m x 1.90m)

Skimmed ceiling, emulsioned walls, newly fitted carpet, radiator and PVCu double glazed window to the side of property. Cupboard housing the combination boiler.

OUTSIDE


Enclosed low maintenance garden to the front with steps and pathway leading to the front door.

To the rear there is an enclosed easy maintainable garden which is laid to patio and storage shed. Gated access to the 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		83
(69-80) C		
(55-68) D		
(39-54) E	48	
(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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