

Old Market Place, Cwmavon, Port Talbot, Neath Port Talbot. SA12 9DA £80,000 PAYTON JEWELL CAINES

Old Market Place, Cwmavon, Port Talbot, Neath Port Talbot. SA12 9DA

We are pleased to offer this THREE BEDROOM END OF TERRACE home situated in the popular village of Cwmavon, within walking distance to local shops, amenities and school. Good transport links into the town centre. In need of modernising throughout. Selling with long term tenant in situ.

£80,000

- Three bedroom end of terrace house
- Tenant in-situ
- Family bathroom to first floor
- Front and rear gardens
- Off road parking
- Council tax band B









DESCRIPTION

We are pleased to offer this THREE BEDROOM END OF TERRACE home situated in the popular village of Cwmavon, within walking distance to local shops, amenities and school. Good transport links into the town centre. In need of modernising throughout. Selling with long term tenant in situ.

Accommodation briefly comprises to the ground floor porch, lounge and kitchen. To the first floor three bedrooms and a family bathroom. To the outside front and rear garden with off road parking.

PORCH

Access via wood glazed front door. Skimmed ceiling. Emulsioned walls. Fitted carpet. Door leading to:

LOUNGE (15' 4" x 14' 9") or (4.67m x 4.50m)

Artex ceiling. Pendant light fitting. Emulsioned walls. Front facing hardwood double glazed window. Radiator. Stairs to first floor. Fitted carpet.

KITCHEN (14' 10" x 8' 9") or (4.51m x 2.66m)

Artex ceiling. Emulsioned walls. Rear facing hard wood double glazed window. Radiator. Room is fitted with white melamine floor and wall cupboards with laminate work top. Under space counter for two appliances. Stainless steel sink and drainer with hot and cold taps. Free standing four ring gas cooker. Vinyl flooring. Dark wood PVCu half glazed door leading to rear garden.

LANDING

Stippled ceiling. Emulsioned walls. Fitted carpet. All doors leading off.

BEDROOM 1 (11' 11" x 8' 6") or (3.64m x 2.58m)

Stippled ceiling. Light fitting. Emulsioned walls. Front facing hard wood double glazed window. Built-in double wardrobes. Radiator. Fitted carpet.

BEDROOM 2 (8' 9" x 7' 9") or (2.67m x 2.37m)

Stippled ceiling. Light fitting. Emulsioned walls. Rear facing hard wood double glazed window. Radiator. Fitted carpet.

BEDROOM 3 (9' 7" x 5' 11") or (2.91m x 1.80m)

Stippled ceiling. Light fitting. Emulsioned walls. Front facing hard wood double glazed window. Radiator. Fitted carpet.

FAMILY BATHROOM (6' 7" x 5' 7") or (2.0m x 1.69m)

Stippled ceiling. Light fitting. Emulsioned walls with ceramic wall tiles to splash back areas. Rear facing hardwood frosted double glazed window. Radiator. Room fitted with three piece suite comprising pedestal wash hand basin, w.c and bath tub with wall mounted shower. Fitted carpet.

OUTSIDE

The front garden is bounded on three sides by brick and wall. Laid to lawn with central path to front door. Side gate leading to rear.

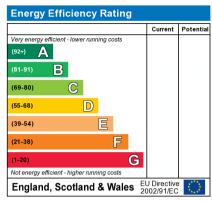
The rear garden is bounded on three sides with stone wall and fencing. Patio area with off road parking.







EPC



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.



Awaiting Floorplans

Please visit pjchomes.co.uk for a full list of our properties for sale and to rent.

Follow us on Facebook and Twitter for the latest PJC news.

twitter.com/pjchomes
Search 'Payton Jewell Caines'

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