



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

£80,000

**PAJ** 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

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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(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.



## Awaiting Floorplans

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