



Depot Road, Cwmavon, Port Talbot, Neath
Port Talbot. SA12 9BA

£135,000

PJC PAYTON
JEWELL
CAINES

Depot Road, Cwmavon, Port Talbot, Neath Port Talbot. SA12 9BA

We are pleased to offer this SPACIOUS THREE BEDROOM END OF TERRACE PARTLY REFURBISHED house, situated in the popular village of Cwmavon and located within walking distance of local primary school, shops and transport links to the M4. Ideal purchase for a first time buyer or investor and can be offered with NO ONGOING CHAIN.

£135,000 - Freehold

- Three bedroom property
- Two reception rooms
- Fully refurbished kitchen
- Separate W.C.
- Off road parking for several vehicles
- Council tax band C/ EPC-C



DESCRIPTION

We are pleased to offer this SPACIOUS THREE BEDROOM END OF TERRACE PARTLY REFURBISHED house, situated in the popular village of Cwmavon and located within walking distance of local primary school, shops and transport links to the M4. Ideal purchase for a first time buyer or investor and can be offered with NO ONGOING CHAIN.

Accommodation briefly comprises to ground floor vestibule, entrance hallway, two reception rooms, bathroom, kitchen and utility. To the first floor separate W.C., bathroom and three bedrooms. To the outside rear enclosed garden, with ample off road parking.

VESTIBULE

Access via PVCu front door. Skimmed ceiling with coving. Emulsioned walls. Laminate flooring. Door way into entrance hall.

ENTRANCE HALLWAY

Skimmed ceiling with coving. Emulsioned walls. Laminate flooring. Staircase to first floor. Fitted carpet

RECEPTION 1 (12' 0" x 10' 3") or (3.65m x 3.13m)

Skimmed ceiling with coving. Emulsioned walls. Radiator. PVCu double glazed window to front of property. Laminate flooring.

RECEPTION 2 (14' 10" x 11' 10") or (4.51m x 3.61m)

Skimmed ceiling with coving. Emulsioned walls. Recessed walls with down lights. Feature brick fire surround, tiled hearth with feature stove burner. PVCu double glazed window to rear of property. Laminate flooring. Doorway leading to bathroom.

SHOWER ROOM (7' 7" x 5' 2") or (2.30m x 1.58m)

Skimmed ceiling with coving. Fully tiled walls. Respatex to shower area. Radiator. Three piece suite comprising low level W.C., Pedestal wash hand basin and shower unit with mains fed shower. PVCu frosted double glazed window to rear of property. Floor tiles.

KITCHEN (12' 2" x 8' 8") or (3.72m x 2.65m)

Skimmed ceiling. Emulsioned walls. Refurbished kitchen. Wall and base units. Complimentary work surfaces and matching up stands. Black acrylic single drainer sink unit. Modern mixer tap. Plumbing for dishwasher. Gas cooker point with glass splash back. Extractor hood. Cupboard housing combination boiler. Radiator. PVCu double glazed window to rear of property. Door way into inner passage. Laminate flooring.

INNER PASSAGE

Skimmed ceiling. Inset ceiling lights. Part tiled part emulsioned walls. Fully frosted glazed door to side elevation. PVCu window. Storage cupboard. Doorway into utility room. Tile flooring.

UTILITY

Skimmed ceiling. Tiled walls. Plumbing for automatic washing machine. Space for other appliances. Chrome towel rail heater. PVCu double glazed frosted window to front of property and one to side elevation. Tile flooring.



FIRST FLOOR LANDING

Split level staircase. Skimmed ceiling. Emulsioned walls. Spindle balustrade. PVCu double glazed window to side elevation. Fitted carpet. Door to separate W.C.

SEPARATE WC

Skimmed ceiling. Fully tiled walls. Wall mounted hand basin. Low level W.C. Frosted double glazed window to side elevation. Exposed floor boards. Continuation staircase leading to landing.

LANDING

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

BATHROOM (8' 11" x 8' 7") or (2.72m x 2.62m)

Refurbished bathroom. Respatex panelling to ceiling with inset ceiling lights. Modern tiling to walls and matching floor tiles. Two piece suite comprising hand basin set within vanity units with centre chrome tap. Oval free standing bath with chrome taps and hand held shower. Chrome towel rail heater. PVCu double glazed window to front of property. Recess cupboard for storage.

BEDROOM 1 (12' 9" x 11' 10") or (3.89m x 3.60m)

Skimmed ceiling. Emulsioned walls. Radiator. PVCu double glazed windows to front of property. Fitted carpet.

BEDROOM 2 (14' 9" x 9' 5") or (4.49m x 2.88m)

Skimmed ceiling. Emulsioned walls. Radiator. PVCu double glazed window to rear of property. Fitted carpet.

BEDROOM 3 (9' 5" x 9' 1") or (2.87m x 2.76m)

Skimmed ceiling. Emulsioned walls. Radiator. PVCu double glazed window to rear of property. Fitted carpet.

REAR GARDEN

Enclosed and bounded by part wall and wood panel fencing. Decked area ideal for garden furniture. Astro turf area. Storage unit. Rear lane access. Ample off road parking for several vehicles. Side access with gate leading to front of property.


NOTE

We have been informed by the vendor that the property is held freehold but we have not inspected the title deeds.



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	71	
(55-68) D		
(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