



Ynys Y Wern, Cwmavon, Port Talbot, Neath
Port Talbot. SA12 9DJ

£190,000



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Situated within the POPULAR Copperminers development in the village of Cwmavon, this beautifully presented end of terrace is located within close proximity to local shops, schools, river walks, Afan Forest Park and good transport links to the M4 corridor. The property offers GOOD SIZE accommodation throughout and internal viewing is HIGHLY RECOMMENDED to appreciate.

FREEHOLD

£190,000 - Freehold

- Three bedroom end of terrace house
- Downstairs shower room
- Enclosed rear garden
- Two allocated parking spaces
- Freehold



DESCRIPTION

We are delighted to market this beautifully presented three bedroom end of terrace house situated in the popular quiet village of Cwmavon, located within close proximity to local shops, primary school and transport links. Property benefits from double glazing throughout and off road parking.

Accommodation briefly comprises hallway, living/dining room, kitchen, downstairs shower room, three bedrooms and family bathroom.

Externally there is an enclosed rear garden with two allocated parking spaces.

ENTRANCE

Accessed via composite front door with glazed panels leading into hallway.

HALLWAY

Skimmed ceiling with two flush light fittings. Emulsioned walls. Radiator. Wood effect laminate flooring. Two built in storage cupboards. Stairs to first floor accommodation. Doors leading off.

LIVING/DINING ROOM (16' 1" x 13' 7") or (4.91m x 4.13m)

Skimmed ceiling. Emulsioned walls. Radiator. Wood effect laminate floor. Built in under stair storage cupboard. Dual aspect PVCu double glazed windows to side and rear fitted with roman blinds. PVCu french doors leading to rear garden.

KITCHEN (9' 9" x 9' 5") or (2.96m x 2.86m)

Skimmed ceiling with flush spotlight fitting. Emulsioned walls. Vinyl flooring. PVCu double glazed window to front of property fitted with roman blind. Kitchen is fitted with beige gloss wall and base units with complementary laminate worktops. Stainless steel sink and drainer with chrome hot and cold mixer tap. Built in ceramic four ring electric hob with electric oven below and overhead stainless steel extractor hood. Integrated slimline dish washer. Under counter space for washing machine and space for upright fridge/freezer. Cupboard housing gas boiler.

DOWNSTAIRS SHOWER ROOM (5' 10" x 5' 2") or (1.78m x 1.57m)

Skimmed ceiling with flush light fitting. Extractor fan. Floor to ceiling ceramic wall tiles. Ceramic floor tiles. PVCu frosted double glazed window to side of property. Room is fitted with a three piece suite comprising vanity wash hand basin with chrome hot and cold mixer tap set within white gloss vanity unit, w.c., double width shower with chrome wall mounted shower with rainfall shower head and glass sliding doors. Chrome heated towel rail.

LANDING

Skimmed ceiling. Flush light fitting. Loft access hatch. Emulsioned walls. Fitted carpet. Radiator. Built in storage cupboard housing the water tank and solar panel controls. Doors leading off.

BEDROOM 1 (15' 9" x 8' 6") or (4.80m x 2.60m)

Skimmed ceiling. Flush light fitting. Emulsioned walls. PVCu double glazed window to front of property. Radiator. Fitted carpet.



BEDROOM 2 (13' 1" x 9' 0") or (4.00m x 2.74m)

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

BEDROOM 3 (11' 3" x 7' 4") or (3.42m x 2.24m)

Skimmed ceiling. Flush light fitting. Emulsioned walls. PVCu double glazed window to front of property. Radiator. Fitted carpet. Built in storage cupboard.

FAMILY BATHROOM (6' 10" x 6' 7") or (2.08m x 2.00m)

Skimmed ceiling with flush light fitting. Extractor fan. Emulsioned walls. Ceramic tiles to splash back areas. Vinyl flooring. Radiator. PVCu frosted double glazed window to rear of property. Room is fitted with a three piece suite comprising w.c. pedestal wash hand basin with chrome hot and cold taps, panelled bath with chrome hot and cold mixer tap and chrome shower head attachment.


OUTSIDE

Rear garden is bounded on three sides by brick wall and wooden fencing. Low maintenance with stone pavers. Sun terrace. Wooden garden. Side return for recycling. Rear wooden gate allowing access to the two allocated parking spaces.

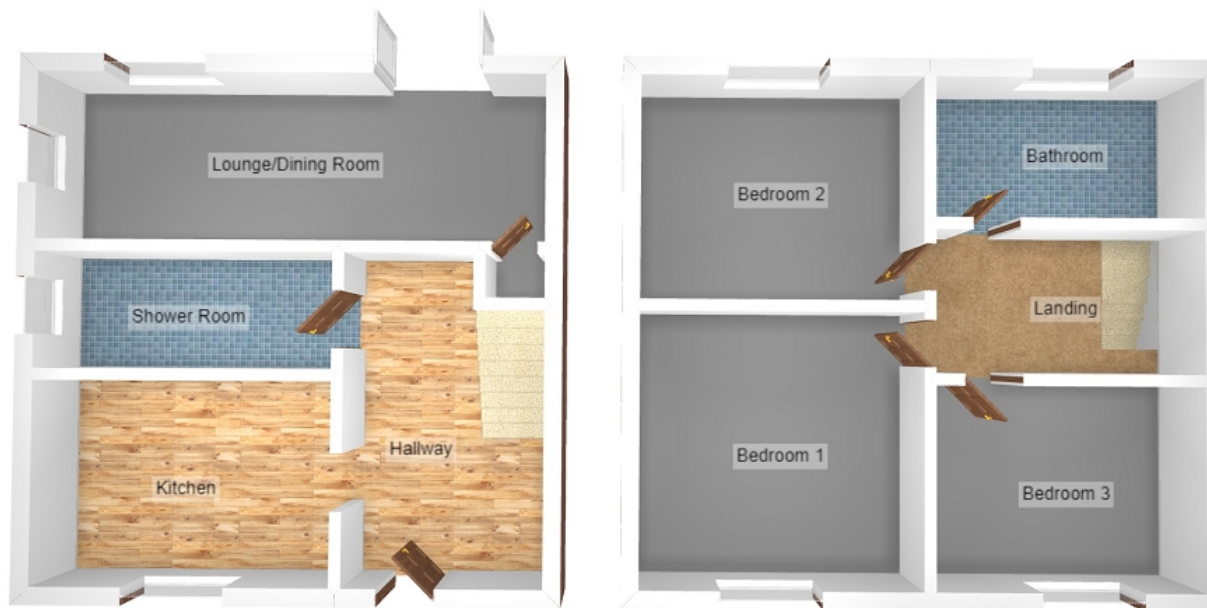


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C	78	
(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.



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