



Cefn Coed Road, Cwmavon, Port Talbot,  
Neath Port Talbot. SA12 9LR

£139,950





## Cefn Coed Road, Cwmavon, Port Talbot, Neath Port Talbot. SA12 9LR

Three bedroom non traditional SEMI DETACHED HOUSE offering good size LIVING ACCOMMODATION throughout. Property is positioned within Cwmavon Village which is well served with LOCAL SHOPS and PRIMARY SCHOOL. Good road access to M4 corridor and Port Talbot Town Centre with all AMENITIES AND FACILITIES.

£139,950 - Freehold

- Three bedroom semi detached house
- Two reception rooms
- Modern kitchen
- Generous sized bedrooms
- Front and rear gardens
- EPC D / Council tax band B



## DESCRIPTION

Three bedroom non traditional SEMI DETACHED HOUSE offering good size LIVING ACCOMMODATION throughout. Property is positioned within Cwmavon Village which is well served with LOCAL SHOPS and PRIMARY SCHOOL. Good road access to M4 corridor and Port Talbot Town Centre with all AMENITIES AND FACILITIES.

Property offers: Two reception rooms. Refurbished modern kitchen. First floor, Family shower room and three good size bedrooms. Outside front and rear gardens.

## ENTRANCE

Accessed via PVCu part panelled part decorative bevelled double glazed unit into entrance hall.

## ENTRANCE HALL

Artexed and coved ceiling. Emulsioned walls with dado rail. Laminate flooring. Radiator. Staircase to first floor with fitted carpet and storage below. All doors leading off:

## LOUNGE (13' 5" x 11' 10") or (4.09m x 3.61m)

Skimmed ceiling and coved. Emulsioned walls. Radiator. PVCu double glazed window to front of property set within a bay. Laminate flooring. Double doors into dining room.

## KITCHEN (10' 2" x 8' 7") or (3.09m x 2.61m)

Skimmed ceiling and coved. Emulsioned walls. Refurbished kitchen to modern standard fitted with grey wall and base units with chrome handles. Solid wood work surfaces. One and a half bowl single drainer sink unit with modern mixer tap. Built in electric oven. Four ring gas hob and extractor hood. Tiles to splashback areas. Plumbing in place for automatic washing machine. Laminate tile effect flooring. American style fridge/freezer housed within unit to remain. Recessed area with shelves. PVCu double glazed window and door to rear garden. Door into dining room.

## DINING ROOM (10' 1" x 8' 10") or (3.07m x 2.68m)

Artexed ceiling with decorative beading and coved. Emulsioned walls. Radiator. PVCu double glazed window to rear of property. Continuation of laminate flooring.

## LANDING

Artexed ceiling and coved. Loft access hatch. Emulsioned walls with dado rail. PVCu frosted double glazed window to side of property. Fitted carpet. All doors leading off:

## FAMILY SHOWER ROOM (7' 10" x 5' 1") or (2.38m x 1.56m)

Skimmed ceiling. inset ceiling lights. Refurbished shower room fully tiled walls and decorative border tiles. Room is fitted with a three piece suite in white comprising low level w.c. pedestal wash hand basin, double shower unit with mains fed rainfall shower and handheld shower. Chrome towel rail heater. Radiator. Two PVCu frosted double glazed windows to side and rear of property. Floor tiles.

## BEDROOM 1 (13' 3" x 11' 11") or (4.04m x 3.64m)

Skimmed ceiling and coved. Inset ceiling lights. Emulsioned walls. Radiator. PVCu double glazed window to front of property with venetian blinds. Laminate flooring.



## BEDROOM 2 (13' 3" x 8' 10") or (4.04m x 2.69m)

Artexed ceiling and coved. Emulsioned walls. Radiator. PVCu double glazed window to rear of property. Laminate flooring. Double door cupboard one side housing the combination boiler.

## BEDROOM 3 (9' 10" x 8' 10") or (2.99m x 2.70m)

Papered ceiling and coved. Emulsioned walls. Radiator. PVCu double glazed window to front of property with venetian blinds. Laminate flooring.

## OUTSIDE

Frontage is enclosed and bounded by wall, pedestrian gate and footpath leading to front door. Lawned areas.

Side gate giving access to rear garden.

Rear garden is enclosed and bounded by wall. Laid to lawn. Storage out building.

## NOTE


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



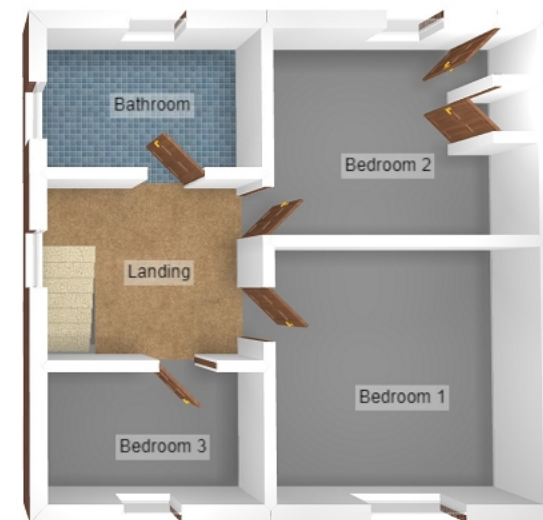
For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	72	
(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		
<b>England, Scotland &amp; Wales</b>	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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