

Cae Glas,
Cwmavon,
Port Talbot,
Neath Port Talbot.
SA12 9AX

285,000



- Three bedroom detached house
- Two reception rooms
- Family bathroom and ensuite to master bedroom
- Off road parking
- Spectacular views over surrounding area
- EPC C/Council tax D



Ref: PRC68919

Viewing Instructions: Strictly By Appointment Only

Bridgend
01656 654328
8 Dunraven Place, Bridgend, CF31 1JD

Port Talbot
01639 891268
53 Station Road, Port Talbot, SA13 1NW

Pencoed
01656 864477
7 Penybont, Pencoed, Bridgend, CF35 5PY

General Description

Welcoming to the market the opportunity to purchase this three bedroom traditional build detached house ideal for any GROWING FAMILIES. Converted garage to second sitting room and refurbished ensuite to master bedroom. Early viewing is highly recommended to fully appreciate this well presented house.

Accommodation

Entrance

Acess via PVCu front door leading into entrance hall. Artex ceiling. Emulsioned walls. Laminate flooring. Staircase to first floor accommodation with fitted carpet. Door leading into:

Reception 1 (13' 6" x 10' 5") or (4.11m x 3.18m)

Artex ceiling. Emulsioned walls with one feature wallpapered wall. Continuation of laminate flooring. Radiator. Understair storage cupboard. PVCu double glazed window to front of property. Archway leading to:

Reception 2 (9' 6" x 7' 8") or (2.89m x 2.34m)

Artex ceiling. Emulsioned walls. Continuation of laminate flooring. Radiator with cover. PVCu french doors leading to rear garden. Door leading into:

Kitchen (9' 6" x 9' 0") or (2.90m x 2.75m)

Artex ceiling. Emulsioned walls. Vinyl flooring. Radiator. Range of wall and base units in cream high gloss with complimentary work top and matching splash back areas. Four ring gas hob with electric oven and extractor hood. Integrated dishwasher. One and a half bowl stainless steel sink and mixer tap. PVCU double glazed window to rear of property. Door leading into:

Utility

Artex ceiling. Emulsioned walls. Continuation of vinyl flooring. Work top. Space for fridge/freezer. Plumbing for automatic washing machine. Wall mounted Worcester boiler. Tiles to splash back areas. PVCu part panel part double glazed door to side of property. Door leading into:

W.C. (4' 11" x 3' 11") or (1.49m x 1.20m)

Artex ceiling. Emulsioned walls with tiles to splash back areas. Continuation of Vinyl flooring. Chrome towel rail heater. Room is fitted with a two piece suite in white comprising of low level WC and hand basin set within vanity unit. PVCu frosted double glazed window to rear of property.

Converted Garage (16' 0" x 7' 10") or (4.88m x 2.40m)

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

Landing

Artex ceiling with loft access hatch. Emulsioned walls. Spindle balustrade. Fitted carpet. Built in cupboard with shelving. Doors leading off.

Family bathroom (6' 6" x 5' 6") or (1.97m x 1.67m)

Skimmed ceiling with inset ceiling lights. Fully tiled walls with decorative tiling around bath. Tiled flooring. Chrome towel rail heater. Room is fitted with a three piece suite in white comprising WC, free standing wash hand basin and attractive tap, 'P' shaped bath with overhead mains fed shower and shower screen. Shelf display with inset light. PVCu frosted double glazed window to rear of property.

Bedroom 1 (12' 10" x 8' 9") or (3.92m x 2.67m)

Artex ceiling. Emulsioned walls. Fitted carpet. Radiator. PVCu double glazed window to rear of property boasting spectacular views over surrounding area. Door leading into:

En Suite (8' 4" Max x 8' 1" Max) or (2.53m Max x 2.46m Max)

Measurements into apex
Skimmed ceiling with inset ceiling lights. Half emulsioned and half tiled walls. Matching floor tiles. Chrome towel rail heater. Room is fitted with a three piece suite in white comprising wall mounted WC, modern hand basin set on unit, shower cubicle with mains fed shower. Glass display shelving with inset light. PVCu frosted double glazed window to front of property.

Bedroom 2 (13' 7" x 8' 9") or (4.14m x 2.66m)

Artex ceiling. Emulsioned walls. Fitted carpet. Radiator. Built in double sliding door wardrobe with hanging rail and shelving. Cupboard over staircase with shelving. Two PVCu double glazed windows to front of property.

Bedroom 3 (9' 9" x 7' 8") or (2.96m x 2.33m)

Artex ceiling. Emulsioned walls. Fitted carpet. Radiator. PVCu double glazed window to rear of property boasting spectacular views over surrounding area.

Outside

Front garden enclosed by brick wall and wooden fence. Laid mostly to lawn. Driveway providing off road parking. Side access to rear garden.
Rear garden is enclosed and bounded by wood panel fencing. Low maintenance garden with block paved area and Astroturf border.

Notes

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

Services

EPC Rating:72

Tenure

We are informed that the tenure is Freehold

Council Tax

Band D





These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. Floorplans are for illustrative purposes only. These details are issued on the strict understanding that any negotiations in respect of the property name herein are conducted through PJC Homes.