



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

£164,995

PJC PAYTON
JEWELL
CAINES

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

Situated within the POPULAR Copperminers development in the village of Cwmavon this MODERN 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. OFF ROAD PARKING.

£164,995 - Leasehold

- Three bedroom end of terrace house.
- Downstairs w.c.
- Fitted kitchen
- Leasehold
- Driveway parking
- Council Tax C/EPC C



DESCRIPTION

Introducing this beautifully presented THREE BEDROOM end of terrace property in the modern development of Ynys Y Wern in Cwmavon. With EXCELLENT LINKS to the M4 this property benefits from off road parking and a low maintenance rear garden.

Accommodation briefly comprises downstairs w.c. lounge, kitchen/diner, family bathroom and three bedrooms.

Externally there is a low maintenance rear garden with driveway parking to the front.

ENTRANCE

Access via part glazed composite front door leading into hallway.

HALLWAY

Skimmed ceiling with flush light fitting. Emulsioned walls. Radiator. Wood effect vinyl flooring. Doors leading off.

DOWNSTAIRS CLOAKROOM

Skimmed ceiling with flush light fitting. Emulsioned walls. Radiator. Wood effect vinyl flooring. Frosted glass PVCu double glazed window overlooking the front. White two piece suite comprising pedestal corner wash hand basin and low level w.c.

LOUNGE (15' 8" x 15' 0") or (4.78m x 4.57m)

Skimmed ceiling. Emulsioned walls. PVCu double glazed window overlooking the front with fitted vertical blinds. Staircase leading to upper floor. Two radiators and fitted carpet. Door into kitchen diner.

KITCHEN/DINER (15' 0" x 8' 3") or (4.57m x 2.52m)

Skimmed ceiling with two flush light fittings. Emulsioned walls. Ceramic tiles to splashback areas. PVCu double glazed window overlooking the rear. PVCu double glazed french doors leading out on to the rear garden. Radiator. Vinyl flooring. Kitchen is fitted with a range of grey shaker style wall and base units with wood effect laminate worktop. Stainless steel sink and drainer with mixer tap. Stainless steel built-in electric oven with four gas burner hob and extractor. Built in wine cooler. Plumbing for automatic washing machine. Space for upright fridge/freezer. Built in under stair storage cupboard. Cupboard housing the combination boiler.

LANDING

Skimmed ceiling with flush light fitting and loft access hatch. Emulsioned walls. Fitted carpet. Doors leading off.

BEDROOM 1 (13' 1" x 8' 6") or (4.00m x 2.59m)

Skimmed ceiling. Emulsioned walls. PVCu double glazed window overlooking the front. Radiator and fitted carpet.

BEDROOM 2 (10' 9" x 8' 6") or (3.27m x 2.60m)

Skimmed ceiling. Emulsioned walls. PVCu double glazed window overlooking the rear. Radiator and fitted carpet.



BEDROOM 3 (10' 2" x 6' 2") or (3.10m x 1.89m)

Skimmed ceiling. Emulsioned walls. PVCu double glazed window overlooking the front. Radiator and fitted carpet. Built in storage cupboard.

FAMILY BATHROOM (6' 2" x 5' 6") or (1.88m x 1.68m)


Skimmed ceiling with flush light fitting. Emulsioned walls. Ceramic tiles to splashback areas. Radiator. Vinyl flooring. Frosted glass PVCu double glazed window overlooking the rear. Room is fitted with a three piece suite comprising bath with over head shower and glass shower screen, pedestal and low level w.c.

OUTSIDE

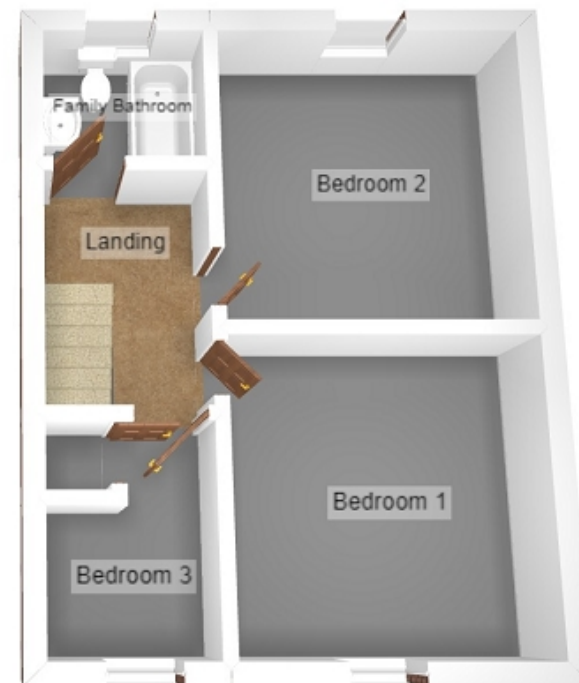
To the rear the garden is enclosed and tiered. Off the house there is a sun terrace with decorative gravel and stone pavers leading to wooden gate. Side access onto the driveway. Steps down to lower garden level which has been laid to lawn with mature shrubs and plants. Garden is bounded on three sides by wood fencing.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		91
(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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