



Cattybrook Terrace, Cwmavon, Port Talbot,  
Neath Port Talbot. SA12 9EE

£125,000



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TRADITIONAL build THREE DOUBLE BEDROOM mid terrace house with the potential to be a beautiful family home. Property is situated in the heart of Cwmavon village and benefits from PVCu double glazing throughout and is available with NO ONGOING CHAIN.

£125,000 - Freehold

- Three double bedroom mid terrace house
- Two reception rooms
- Downstairs bathroom
- Enclosed rear garden
- No ongoing chain
- Council Tax B



## DESCRIPTION

We are pleased to welcome to the market this traditional build three bedroom mid terrace property that is situated in the heart of Cwmavon village located within close proximity of local shops, Cwmavon Primary School, good transport links into Port Talbot Town and M4 corridor. Property benefits from three double bedrooms, PVCu double glazed windows and doors throughout.

Accommodation briefly comprises porch, hallway, two reception rooms, kitchen, downstairs bathroom and three double bedrooms.

Externally the rear garden is enclosed and with rear lane access.

## ENTRANCE

Accessed via part glazed PVCu front door leading into porch.

## PORCH

Skimmed ceiling with coving. Half skimmed half original ceramic wall tiles. Original floor tiles. Half glazed wooden door into hallway.

## HALLWAY

Skimmed ceiling with original architrave feature. Papered walls. Radiator. Fitted carpet. Staircase to first floor accommodation with storage cupboard underneath. Doors leading off.

## RECEPTION 1 (13' 8" x 13' 7") or (4.16m x 4.14m)

Stippled ceiling with original coving and ornate ceiling rose. Papered walls. Radiator. Fitted carpet. Front facing PVCu bay window clad with tongue and groove surround. Built in storage cupboards into alcoves. Original tiled hearth and mantle surround with open fireplace.

## RECEPTION 2 (10' 8" x 9' 10") or (3.26m x 3.00m)

Skimmed ceiling. Papered walls. Fitted carpet. Rear facing PVCu window. Original built in storage cupboards into alcoves. Marble hearth and surround with wooden mantle and inset gas fire.

## KITCHEN (13' 0" x 10' 6") or (3.96m x 3.21m)

Artexed ceiling with fluorescent tube lighting. Papered walls. Ceramic tiles to splash back areas. Vinyl floor tiles. Side facing PVCu double glazed window. Kitchen is fitted with melamine base units and counter top. Stainless steel sink and drainer with chrome hot and top cold mixertap. Free standing gas cooker. Space for washing machine and upright fridge/freezer. Original built in Welsh dresser and cupboard with glazed fronted doors.

## REAR PORCH

Skimmed ceiling. Emulsioned walls. Radiator. Vinyl floor tiles. Half glazed PVCu door leading to rear garden.

## BATHROOM (10' 3" x 6' 7") or (3.13m x 2.0m)

Skimmed ceiling. Emulsioned walls. Ceramic tiles to splash back areas. Vinyl floor tiles. Radiator. Rear facing frosted PVCu double glazed window. Room is fitted with a four piece suite comprising w.c. pedestal wash hand basin with chrome hot and cold taps, enamel bath with hot and cold taps, built in shower cubicle with ceramic wall tiles, chrome wall mounted shower, white shower tray and shower curtain. Built in storage cupboard.



## LANDING

Skimmed ceiling. Loft access hatch. Papered walls. Fitted carpet. Built in storage cupboard. Doors leading off.

## BEDROOM 1 (16' 5" x 10' 2") or (5.0m x 3.11m)

Skimmed ceiling. Papered walls. Radiator. Vinyl floor tiles. Two front facing PVCu double glazed windows.

## BEDROOM 2 (11' 5" x 9' 10") or (3.48m x 3.0m)

Skimmed ceiling. Papered walls. Radiator. Fitted carpet. Rear facing PVCu double glazed window. Built in cupboard housing combination boiler.

## BEDROOM 3 (13' 5" x 10' 6") or (4.10m x 3.20m)


Skimmed ceiling. Papered walls. Radiator. Cork floor tiles. Rear facing PVCu double glazed window. Built in storage cupboard.

## OUTSIDE

Rear garden is bounded on three sides by brick wall. Wooden gate allowing rear lane access. Low maintenance garden laid mainly with stone pavers. Lawned area with flower beds planted with mature shrubs. Original stone shed with tiled roof.



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(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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