

Payton
Jewell
Caines



Gwaun Afan, Cwmavon, Port Talbot, Neath
Port Talbot. SA12 9EJ

Offers In Excess Of
£215,000

 PAYTON
JEWELL
CAINES

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Rare opportunity to purchase this THREE BEDROOM END TERRACED HOUSE, positioned in a PLEASANT cul-de-sac offering TRANQUIL SETTINGS. Cwmavon village is well served with local shops, supermarket, schools, public bars/restaurants and on a bus route to Port Talbot Town Centre with all AMENITIES AND FACILITIES along with the M4 corridor. Early viewing is ESSENTIAL TO FULLY APPRECIATE this DELIGHTFUL HOME.

Offers In Excess Of £215,000 - Freehold

- Three bedroom end terraced house
- generous sized rooms
- downstairs w.c./utility room
- Off road parking
- PVCu windows and doors throughout



DESCRIPTION

We welcome to market this beautifully presented three bedroom property situated in the quiet village of Cwmavon and located within close proximity to local schools, shops and transport links. Property benefits from generous sized accommodation and PVCu double glazing throughout.

Accommodation briefly comprises lounge, dining area, kitchen, sun lounge, downstairs w.c./utility, three bedrooms and family bathroom.

Externally the rear is enclosed and to the front off road parking.

ENTRANCE

Accessed via part glazed composite front door into:

PORCH

Stippled ceiling and coved. Emulsioned walls. Wood effect laminate floor. Glazed wood door into:

LOUNGE (14' 2" x 10' 5") or (4.32m x 3.18m)

Skimmed ceiling and coved. Emulsioned walls. Front facing Oak effect PVCu double glazed window with curtain pole and fitted roller blind. Radiator. Wood effect laminate floor. Marble hearth and fire surround with inset electric fire. Stairs to first floor accommodation. Door into kitchen. Open plan through to:

DINING AREA (15' 4" x 7' 8") or (4.67m x 2.33m)

Skimmed ceiling and coved. Emulsioned walls. Front facing Oak effect PVCu window with fitted roller blind. Radiator. Wood effect laminate floor. Floor to ceiling built in storage cupboards.

KITCHEN (12' 7" x 8' 7") or (3.84m x 2.62m)

Skimmed ceiling and coved. Emulsioned walls. Radiator. Ceramic floor tiles. Kitchen is fitted with a range of wood effect melamine wall and base units with complementary laminate work top. Stainless steel sink and drainer with chrome hot and cold mixer tap. Ceramic tiles to splash back areas. Four ring gas hob and cooker with stainless steel splash back and overhead extractor hood. Space for slimline dishwasher and space for an upright fridge/freezer. Opening through into:

SUN LOUNGE (15' 4" x 8' 2") or (4.67m x 2.49m)

Skimmed ceiling. Emulsioned walls. Oak effect double glazed french doors leading out to rear garden. Double glazed Oak effect window either side with fitted roller blinds. Side facing PVCu Oak effect double glazed window with fitted roller blind. Radiators. Continuation of ceramic floor tiles. Door into:

DOWNSTAIRS UTILITY/W.C. (7' 8" x 6' 0") or (2.33m x 1.84m)

Skimmed ceiling. Emulsioned walls. Ceramic tiles to splash back areas. Continuation of ceramic floor tiles. Room is fitted with a two piece suite in white comprising w.c. and vanity wash hand basin with chrome hot and cold mixer tap set within a white gloss vanity unit. Laminate work top with under counter space for washing machine and tumble dryer. White wood wall cupboards.



LANDING

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

BEDROOM 1 (11' 1" x 10' 6") or (3.37m x 3.21m)

*3.21 measurement is up to the wardrobes.

Skimmed ceiling and coved. Emulsioned walls. Front facing Oak effect PVCu double glazed window with fitted roller blinds. Radiator. Room is fitted with a range of melamine built in wardrobes, drawers and shelving units with matching bedside tables. Wood effect laminate floor.

BEDROOM 2 (12' 9" x 8' 8") or (3.89m x 2.65m)

Skimmed ceiling and coved. Emulsioned walls. Rear facing Oak effect PVCu double glazed window with curtain pole. Radiator. Wood effect laminate floor. Floor to ceiling built in storage across one wall.

BEDROOM 3 (13' 11" x 7' 8") or (4.25m x 2.33m)

Skimmed ceiling and coved. Emulsioned walls. Front facing Oak effect PVCu double glazed window with fitted roller blind and curtain pole. Radiator. Wood effect laminate floor. Built in shelving.

BATHROOM (9' 10" x 7' 8") or (3.00m x 2.34m)

Skimmed ceiling and coved. Half emulsioned half ceramic wall tiles. Side facing Oak effect frosted PVCu double glazed window with fitted roller blind. Radiator. Vinyl flooring. Room is fitted with a four piece white suite comprising w.c. panelled bath with chrome hot and cold mixer tap and shower attachment. Vanity wash hand basin with chrome hot and cold mixer taps set within shaker style vanity unit, walk in double width shower with chrome wall mounted shower with rainfall head and glass shower screen.

OUTSIDE


Front garden is laid to lawn with a paved path leading to front door. Tarmac double driveway for two vehicles.

Attractive rear garden bounded on three sides by wood fencing. Decked area with astro turf section. Wooden roofed pergola ideal for an outside seated area. Side access leading to wooden storage shed. Wooden gate giving access to the front garden.



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		85
(69-80) C	74	
(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.



www.pjchomes.co.uk

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