

Payton  
Jewell  
Caines



Brynglas Avenue, Cwmavon, Port Talbot,  
Neath Port Talbot. SA12 9LF

£119,950

**PJC** PAYTON  
JEWELL  
CAINES



## Brynglas Avenue, Cwmavon, Port Talbot, Neath Port Talbot. SA12 9LF

We are pleased to offer for sale this two bedroom traditional semi detached home situated within a residential area of similar style houses. Located in the quiet village of Cwmavon and with close proximity to local shops, Cwmavon Primary School, pubs/ restaurants. Would be an ideal purchase for a first time buyer and OFFERED WITH NO ONGOING CHAIN.

**£119,950 - Freehold**

- Two bed semi detached house
- Kitchen/diner
- Downstairs shower room
- Enclosed front and rear gardens
- NO ONGOING CHAIN
- Council Tax B/EPC C





## DESCRIPTION

We are pleased to offer for sale this two bedroom traditional semi detached home situated within a residential area of similar style houses. Located in the quiet village of Cwmavon and with close proximity to local shops, Cwmavon Primary School, pubs/restaurants. Would be an ideal purchase for a first time buyer.

Accommodation briefly comprises reception room, inner passage, downstairs shower room, kitchen/diner, master bedroom & storage area, bedroom 2 and w.c.

Externally there are enclosed front and rear gardens.

## ENTRANCE

Access via PVCu frosted double glazed door. Artex ceiling. Papered walls. Laminate flooring. Staircase to first floor accommodation. Doors leading off.

## RECEPTION (15' 0" x 10' 10") or (4.57m x 3.30m)

Artex ceiling. Wallpapered walls. Fitted carpet. Radiator. Wooden fire surrounds with marble hearth and wall mounted gas fire. Front facing PVCu double glazed window with fitted vertical blinds. Understair storage housing gas meter.

## INNER PASSAGE

Artex ceiling. Emulsioned walls. Laminate flooring. Understair storage. Two doors leading off.

## SHOWER ROOM (7' 1" x 5' 8") or (2.16m x 1.73m)

Artex ceiling. Emulsioned walls. Special non-slip flooring. Wet room with walk-in shower area. Electric shower. Shower rail and curtain. Wall mounted hand basin. Low level WC. One wall is respatex. Extractor fan. Radiator. Rear facing PVCu frosted double glazed window.

## KITCHEN/DINER (17' 9" x 11' 7") or (5.42m x 3.54m)

Artexed ceiling. Emulsioned walls. Radiator. Fitted carpet to dining area. Breakfast bar separating kitchen and diner. Kitchen is fitted with wall and base units with complementary work surfaces. Laminate flooring. Gas cooker to remain. Single drainer sink unit and mixer tap. Plumbing in place for automatic washing machine. Tiles to splashback areas. Under counter space for fridge/freezer. PVCu double glazed window and PVCu frosted double glazed door to rear of property.

## LANDING

Dog leg staircase with fitted carpet. PVCu frosted double glazed window to side of property.

Artexed ceiling. Papered walls. Fitted carpet. All doors leading off.

## MASTER BEDROOM (14' 6" x 10' 2") or (4.41m x 3.09m)

Artexed ceiling. Papered walls. PVCu double glazed window to front of property. Radiator. Fitted carpet. Wardrobes and bedside cabinets to remain. Louvre door to:



## STORAGE AREA

Artexed ceiling. Papered walls. Wall mounted combination boiler. PVCu double glazed window to front of property. Fitted carpet.

## BEDROOM 2 (9' 10" x 9' 5") or (3.00m x 2.88m)

Artexed ceiling. Papered walls. PVCu double glazed window to rear of property. Radiator. Fitted carpet. Cupboard with shelving.

## W.C. (8' 7" x 8' 4") or (2.62m x 2.55m)

Artexed ceiling. Loft access hatch. Papered walls. PVCu frosted double glazed window to rear. Low level w.c. and wall mounted hand basin. Radiator. Non slip flooring.


## OUTSIDE

Rear garden is larger than average, enclosed and bounded by part wall and wood panelled fencing. Laid to lawn areas. Patio area ideal for garden furniture. Side access to frontage.

Frontage is enclosed and bounded by wall. Steps and handrail leading to footpath to front door and around to the rear garden. Laid to lawn areas.



# EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	73	
(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		
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.



## Awaiting Floorplans

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