

Payton  
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Cae Copor, Cwmavon, Port Talbot, Neath  
Port Talbot. SA12 9BX

Offers In Excess Of  
£340,000

 PAYTON  
JEWELL  
CAINES

# Cae Copor, Cwmavon, Port Talbot, Neath Port Talbot. SA12 9BX

We are pleased to present to the market this beautifully presented four bedroom detached house set on highly desirable smaller development. Early viewing is highly recommended to fully appreciate this beautiful family home.

## Offers In Excess Of £340,000 - Freehold

- Four bedroom detached house
- Conservatory
- Two reception rooms
- Utility room
- Master bedroom with en-suite
- Garage
- Council tax E/EPC C



## DESCRIPTION

We are pleased to present to the market this beautifully presented four bedroom detached house set on highly desirable smaller development. Good access to local schools, shops and transport links. Early viewing is highly recommended to fully appreciate this beautiful family home in the heart of Cwmavon.

Property briefly comprises of two reception rooms plus downstairs study, kitchen, utility room, downstairs WC, four bedrooms, en-suite and family bathroom.

Externally there are front and rear gardens with a garage and ample off road parking.

## ENTRANCE

Front door into hallway. Emulsioned ceiling with two pendant lights. Coving. Emulsioned walls. Radiator. Light grey wood effect luxury vinyl tile flooring. Stairs leading to first floor accommodation. Doors leading off. Built in storage cupboard.

## RECEPTION 1 (13' 11" x 11' 6") or (4.24m x 3.50m)

Emulsioned ceiling with inset spotlights and speaker for built in music surround. Coving. Emulsioned walls. Continuation of light grey wood effect luxury vinyl tile flooring. White fire surround with ornamental fire bowl. Radiator. Double french PVCu double glazed french doors leading to the conservatory.

## RECEPTION 2 (9' 10" x 9' 3") or (3.00m x 2.81m)

Emulsioned ceiling with inset spotlights and speaker. Coving. Emulsioned walls. Radiator. Skirting board. Continuation of the light grey wood effect luxury vinyl tile flooring. Front facing PVCu double glazed window with fitted roller blind.

## STUDY (7' 9" x 6' 2") or (2.37m x 1.89m)

Emulsioned ceiling with pendant light fitting. Coving. Emulsioned walls. Skirting board. Continuation of light grey wood effect luxury vinyl tile flooring. Radiator. Front facing PVCu double glazed window with fitted roller blind.

## CONSERVATORY (10' 9" x 9' 8") or (3.28m x 2.94m)

Polycarbonate lantern roof. Emulsioned walls. Wrap around PVCu double glazed windows with inset fitted Venetian blinds. PVCu double glazed french doors with inset Venetian blinds leading to rear garden. Electric wall mounted plug in radiator.

## KITCHEN (11' 9" x 9' 6") or (3.58m x 2.89m)

Emulsioned ceiling with inset spotlights and music speaker. Emulsioned walls. Ceramic floor tiles. Room is fitted with a range of cream gloss wall and floor cupboards and laminate work tops. Built in five ring stainless steel gas hob with overhead extractor hood. Built in double electric oven. Integrated fridge/freezer and dishwasher. Stainless steel sink with chrome hot and cold mixer tap and one and a half drainer. Rear facing PVCu double glazed window with fitted Venetian blind.



## UTILITY (5' 11" x 5' 5") or (1.80m x 1.66m)

Emulsioned ceiling with inset spotlights. Emulsioned walls. Ceramic floor tiles. Radiator. PVCu double glazed door leading to the side with fitted Venetian blind. Room is fitted with a range of cream gloss wall and floor cupboard with complementary laminate worktops. Stainless steel sink and drainer with chrome hot and cold mixer tap. Integrated washing machine. Wall cupboard houses the gas fired combination boiler.

## W.C. (8' 5" x 3' 3") or (2.57m x 1.00m)

Emulsioned ceiling with inset spotlights. Coving. Half emulsioned half ceramic tiled walls. Continuation of light grey wood effect luxury vinyl tile flooring. Side facing frosted PVCu double glazed window with fitted Venetian blind. Radiator. Rooms is fitted with a two piece white suite comprising of low level WC and pedestal wash hand basin with hot and cold chrome mixer tap.

## LANDING

Dog leg staircase. Side facing frosted PVCu double glazed window with fitted Venetian blind. Emulsioned ceiling with light pendant. Loft access hatch. Emulsioned walls. Skirting board. Fitted carpet. Radiator. Built in storage cupboard. Doors leading off.

## BEDROOM 1 (13' 1" x 9' 0") or (4.00m x 2.75m)

Emulsioned ceiling with pendant light fitting. Coving. Emulsioned walls. Skirting board. Radiator. Fitted carpet. Rear facing PVCu double glazed window with fitted roller blind. Room is fitted with three door white melamine fitted wardrobe with built in side shelves. Door into en-suite.

## EN-SUITE (8' 6" x 3' 3") or (2.59m x 0.99m)

Emulsioned ceiling with inset chrome spotlights and speaker system. Ceiling vent. Coving. Half emulsioned half ceramic tiled walls. Wall mounted chrome heated towel rail. Grey wood effect luxury vinyl tile flooring. Rear facing frosted PVCu double glazed window with fitted Venetian blind. Room is fitted with a three piece white suite comprising of low level WC, pedestal wash hand basin with chrome hot and cold mixer tap and built in shower cubicle with white shower tray. Chrome wall mounted shower and glass bi-fold doors.

## BEDROOM 2 (9' 10" x 9' 6") or (3.00m x 2.89m)

Emulsioned ceiling with pendant light fitting. Coving. Emulsioned walls. Skirting board. Fitted carpet. Front facing PVCu double glazed window with fitted roller blind. Radiator. Rooms is fitted with a range of wood effect melamine wardrobes.

## BEDROOM 3 (10' 7" x 7' 3") or (3.23m x 2.20m)

Emulsioned ceiling with pendant light fitting. Coving. Emulsioned walls. Skirting board. Fitted carpet. Front facing PVCu double glazed window with fitted roller blind. Radiator. Fitted double door mirror wardrobe.

## BEDROOM 4 (11' 0" x 6' 7") or (3.35m x 2.00m)

Emulsioned ceiling with pendant light fitting. Coving. Emulsioned walls. Skirting board. Fitted carpet. Rear facing PVCu double glazed window with fitted roller blind. Radiator.



## FAMILY BATHROOM (7' 9" x 5' 3") or (2.36m x 1.59m)

Emulsioned ceiling with inset spotlights, extractor fan and music speaker. Half emulsioned half ceramic tiled walls. Light grey wood effect luxury vinyl tile flooring. Chrome wall mounted heated towel rail. Side facing frosted PVCu double glazed window with fitted roller blind. Room is fitted with a three piece white suite comprising of low level WC, pedestal wash hand basin with chrome hot and cold mixer tap and bathtub with chrome hot and cold mixer tap.

## FRONT GARDEN

Open plan low maintenance frontage providing ample off road parking for several vehicles, driveway is shared with neighbours. Decorative gravel area. Bounded by hedge to one side.

## REAR GARDEN

Bounded by wood fence and stone wall. Laid mainly to lawn with paved sun terrace and gravel area leading to decked seating area. Several raised beds planted with mature shrubs. Side wooden access gate leading onto driveway.

## GARAGE

Traditional brick build semi detached garage with up and over door.

## NOTES

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



For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(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		
<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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