

Payton  
Jewell  
Caines



Ynys Y Gwas , Cwmavon, Port Talbot, Neath  
Port Talbot. SA12 9AB

£138,950

**PJC** PAYTON  
JEWELL  
CAINES



## Ynys Y Gwas , Cwmavon, Port Talbot, Neath Port Talbot. SA12 9AB

Pleased to present to the market this three bedroom terraced house that can be offered with NO ONGOING CHAIN. Located within the popular area of Cwmavon, the property benefits from on road parking and a garage with rear lane access.

£138,950

- Three bedroom Terrace house
- Open plan living area
- Refurbished kitchen
- Rear garden with garage
- NO ONGOING CHAIN
- Council tax B/EPC E





## DESCRIPTION

Pleased to present to the market this three bedroom terraced house that can be offered with NO ONGOING CHAIN. Located within the popular area of Cwmavon with close link to local shops, schools and amenities. Good transport links to the M4 corridor and Port Talbot town centre. Property benefits from on road parking and a garage with rear lane access.

Property briefly consist of Lounge, kitchen, three bedrooms and family bathroom.

Externally there is a rear garden and garage with lane access and on road parking to the front.

## ENTRANCE

Access via PVCu front door into Vestibule. Polystyrene ceiling with coving. Tongue and grove to walls. Laminate flooring. Part panelled part glazed door into entrance hall.

## ENTRANCE HALL

Artex ceiling with coving. Papered walls with dado rail. Continuation of the laminate flooring. Radiator. Staircase to first floor with fitted carpet.

## RECEPTION (21' 2" x 13' 6") or (6.46m x 4.12m)

Artex ceiling with coving. Papered walls with dado rail. Fitted carpet. Recess with wall light facilities. Two radiators. Focal point to the room is the orate fire surround with marble back plate and hearth and inset living flame gas fire. Two PVCu double glazed windows, one to front of property and one to rear.

## KITCHEN (19' 4" x 9' 0") or (5.89m x 2.75m)

Wood tongue and grove to ceiling. Artex to part walls, remainder tiled. Vinyl floor covering. Understair storage. Radiator. Ample space for breakfast table and chairs. Kitchen is refurbished in grey with wall and base units and complementary work surfaces and matching splashback. Integrated dishwasher. Electric oven with four ring gas hob. Plumbing for automatic washing machine. Black acrylic single drainer sink unit with mixer tap. Space for low level appliance. Three PVCu double glazed windows and door to rear of property.

## LANDING

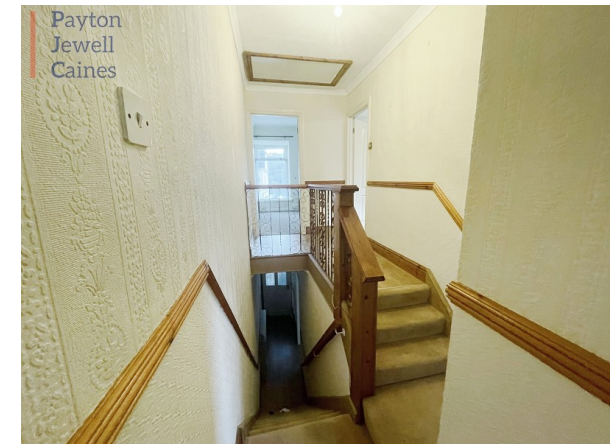
Split level landing. Artex ceiling with coving. Papered walls with dado rail. Laminate flooring. Access into attic with pull down ladder and boarded. Doors leading off.

## FAMILY BATHROOM (6' 8" x 5' 5") or (2.02m x 1.66m)

Artex ceiling. Fully tiled walls. Floor tiles. Radiator. Three piece suite in white comprising low level WC, pedestal wash hand basin, panelled bath with overhead electric shower and shower screen. PVCu frosted double glazed window to rear of property.

## BEDROOM 1 (16' 4" x 10' 6") or (4.97m x 3.19m)

Papered ceiling with coving. Papered walls. Radiator. Fitted carpet. Built in wardrobe wall to wall and floor to ceiling with mirror sliding doors, hanging rail and shelving. Two PVCu double glazed windows to front of property boasting spectacular views over surrounding area.



## BEDROOM 2 (10' 6" x 10' 5") or (3.21m x 3.18m)

Skimmed ceiling with coving. Emulsioned walls. Fitted carpet. Radiator. Arrangement of fitted wardrobes with bridging units over bed area. PVCu tilt and turn window to rear of property.

## BEDROOM 3 (8' 7" x 5' 3") or (2.61m x 1.59m)

Papered ceiling with coving. Papered walls with dado rail. Laminate flooring. Radiator. PVCu double glazed window to rear of property.

## REAR GARDEN


Enclosed and bounded by wall. Low maintenance garden with stone gravel. Storage unit with power installed and courtesy door in garage.

## GARAGE

Accessible from rear lane. Power installed. Up and over doors.



# 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>		
(39-54) <b>E</b>	49	
(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.



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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