

Payton  
Jewell  
Caines



Heol Cwmmawr, Cwmavon, Port Talbot,  
Neath Port Talbot. SA12 9PE

£172,500

 PAYTON  
JEWELL  
CAINES

# Heol Cwmmawr, Cwmavon, Port Talbot, Neath Port Talbot. SA12 9PE

We are pleased to present to the market this three bedroom semi-detached house located in the heart of Cwmavon village. Early viewing is recommended to fully appreciate this beautifully presented family home.

**£172,500 - Freehold**

- Three bedroom semi-detached house
- Large rear garden
- Downstairs shower/utility room
- Modern fitted kitchen and family bathroom
- PVCu windows and doors throughout
- EPC -/Council tax -



## DESCRIPTION

We are pleased to present to the market this three bedroom semi-detached house located in the heart of Cwmavon village. Property benefits from close proximity to local schools, shops and good transport links to Port Talbot town centre. Early viewing is recommended to fully appreciate this beautifully presented family home.

Property briefly consists of reception room, kitchen/diner, downstairs shower room, three bedrooms and upstairs family bathroom.

Externally there are front and rear gardens enclosed by wall and wooden fence.

## ENTRANCE

Two double glazed french doors with double glazed side panels leading into front porch. Vinyl flooring. Light oak wood effect double glazed front door with double glazed side panel into hallway. Skimmed ceiling. Skimmed walls. Radiator. Fitted carpet. Doors leading off. Stairs to first floor accommodation. Understair storage cupboard.

## RECEPTION (10' 8" x 10' 4") or (3.25m x 3.16m)

Emulsioned ceiling with pendant light fitting. Emulsioned walls. Skirting board. Fitted carpet. Design radiator. Front facing PVCu double glazed window with fitted roller blind.

## KITCHEN/DINER (12' 9" x 10' 11") or (3.88m x 3.34m)

Emulsioned ceiling with inset spotlights. Emulsioned walls. Skirting board. Vinyl flooring. Design radiator. PVCu double glazed french doors leading to the rear garden with double glazed side panels all with inset fitted Venetian blinds. Kitchen is fitted with a range of grey gloss floor cupboards with laminate worktops. Dark grey melamine sink and drainer with grey hot and cold mixer tap. Built in electric oven with black built in electric hob. Space for side by side fridge and freezer.

## SHOWER ROOM/UTILITY AREA (8' 8" x 8' 6") or (2.64m x 2.59m)

Emulsioned ceiling with flush light fitting. Floor to ceiling ceramic wall tiles. Ceramic floor tiles. Rear facing PVCu light oak effect double glazed window with fitted roller blind. Built in storage cupboard. Wall mounted chrome heated towel rail. Room is fitted with three piece white suite comprising low level WC, vanity wash hand basin with chrome hot and cold mixer tap built into vanity unit with laminate worktop, double width walk in shower with white shower tray, glass doors and chrome rainfall shower head. Grey gloss cupboards with laminate worktop with space for a washing machine and tumble dryer.

## LANDING

Emulsioned ceiling with pendant light fitting. Emulsioned walls. Skirting board. Fitted carpet. Side facing light oak effect PVCu double glazed window with fitted roller blind. Built in storage cupboard which houses the gas fired combination boiler. Doors leading off.

## BEDROOM 1 (12' 2" x 11' 0") or (3.71m x 3.36m)

Emulsioned ceiling with pendant light fitting. Emulsioned walls. Skirting board. Fitted carpet. Design radiator. Rear facing light oak effect PVCu double glazed window with fitted roller blind.



## **BEDROOM 2 (11' 0" x 10' 4") or (3.35m x 3.14m)**

Emulsioned ceiling with pendant light fitting. Emulsioned walls. Skirting board. Fitted carpet. Design radiator. Front facing light oak effect PVCu double glazed window with fitted roller blind.

## **BEDROOM 3 (8' 8" x 7' 10") or (2.65m x 2.39m)**

Emulsioned ceiling with pendant light fitting. Loft access hatch. Emulsioned walls. Skirting board. Fitted carpet. Design radiator. Rear facing light oak effect PVCu double glazed window with fitted roller blind.

## **FAMILY BATHROOM (8' 8" x 5' 6") or (2.63m x 1.67m)**

Emulsioned ceiling with flush light fitting. Floor to ceiling porcelain wall tiles. Grey wood effect laminate floor tiles. Chrome wall mounted heated towel rail. Front facing frosted light oak effect PVCu double glazed window with fitted roller blind. Room fitted with a three piece white suite comprising low level WC, vanity wash hand basin with chrome hot and cold mixer tap, P shaped bathtub with chrome hot and cold mixer tap and overhead chrome rainfall shower head with glass shower screen.

## **FRONT GARDEN**

Bounded on three sides by brick wall and wooden fence. Metal gate with concrete pathway to front door bounded on either side by gravel. Concrete path to side gate leading to rear garden.


## **REAR GARDEN**

Bounded on three sides by wooden fence. The garden is laid mainly to lawn with concrete paved sun terrace off the rear of the property. Two original build storage sheds. Wooden gate with side access to front garden. Wooden fence separating the sun terrace from the lawn.



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>		85
(69-80) <b>C</b>	71	
(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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