

Payton
Jewell
Caines



Hawthorn Close, Cwmavon, Port Talbot,
Neath Port Talbot. SA12 9BY

£159,995

 PAYTON
JEWELL
CAINES

Hawthorn Close, Cwmavon, Port Talbot, Neath Port Talbot. SA12 9BY

We are pleased to present the opportunity to purchase this two bedroom detached chalet style property, located in Cwmavon close to local schools, shops, amenities and transport links. The property is in need of modernisation throughout. Offered with no ongoing chain. Early viewing recommended.

£159,995 - Freehold

- Two bedroom chalet style detached property
- Two reception rooms
- Modernisation needed throughout
- Front and rear gardens. Garage
- NO ONGOING CHAIN
- EPC -/ Council tax C



DESCRIPTION

We are pleased to present the opportunity to purchase this two bedroom detached chalet style property, located in Cwmavon close to local schools, shops, amenities and transport links. The property is in need of modernisation throughout. Offered with no ongoing chain. Early viewing recommended.

Accommodation briefly comprises to ground floor; porch, two reception rooms and kitchen. To the first floor two bedrooms and a family bathroom. To the outside front and rear gardens. Driveway with garage.

FRONT GARDEN

Laid to lawn with planted shrubs. Tarmac driveway leading to garage.

PORCH

Entrance via Solid oak front door with glazed side panel. Emulsioned ceiling. Emulsioned walls. Door with glazed panels leading into:

RECEPTION 1 (18' 1" x 12' 1") or (5.51m x 3.69m)

Emulsioned ceiling with coving and pendant light fitting. Emulsioned walls. Skirting board. Radiator. Fitted carpet. Front facing double glazed hard wood framed window with fitted Vertical blind and curtain pole.

RECEPTION 2 (18' 4" x 9' 4") or (5.59m x 2.85m)

Emulsioned ceiling with coving and two pendant light fittings. Emulsioned walls. Skirting board. Radiator. Fitted carpet. Wrap around PVCu double glazed windows with fitted Vertical blinds.

KITCHEN (12' 0" x 8' 3") or (3.65m x 2.52m)

Emulsioned ceiling with coving and pendant light fitting. Emulsioned walls. Skirting board. Radiator. Vinyl flooring. Rear facing double glazed hard wood framed window with fitted Vertical blind and curtain pole. Rooms is fitted with a range of solid wood floor and wall cupboards with laminate worktops. Built in four ring electric hob with built in double electric oven below and overhead extractor hood. One and a half stainless steel sink and drainer with chrome hot and cold mixer tap. Space for an upright fridge/freezer. Wall mounted gas fired combination boiler. Built in understairs storage cupboard. Part glazed wood door leading to rear garden.

LANDING

Emulsioned ceiling. Pendant light fitting. Loft access hatch. Emulsioned walls. Fitted carpet. Doors leading off.

BEDROOM 1 (12' 0" x 10' 8") or (3.67m x 3.26m)

Emulsioned ceiling. Pendant light. Emulsioned walls. Skirting board. Fitted carpet. Front facing double glazed hardwood framed window with fitted vertical blinds. Curtain pole. Radiator. Two double door built-in wardrobes. Two double louvre door built-in cupboards.

BEDROOM 2 (10' 8" x 8' 8") or (3.26m x 2.64m)

Emulsioned ceiling. Pendant light. Emulsioned walls. Skirting board. Fitted carpet. Rear facing double glazed hardwood framed window with fitted vertical blind. Curtain pole. Radiator. Built-in storage cupboard. Two double door fitted wardrobes.



FAMILY BATHROOM (7' 1" x 5' 8") or (2.17m x 1.72m)

Emulsioned ceiling. Pendant light. Emulsioned walls with ceramic tiles to splash back areas. Fitted carpet. Radiator. Rear facing double glazed hardwood framed window with fitted roller blind. Room is fitted with three piece blue suite comprising w.c., pedestal wash hand basin and bath tub.

REAR GARDEN


Bounded on three sides with wood fence. Laid mainly to lawn. Border planted trees and shrubs.

NOTES

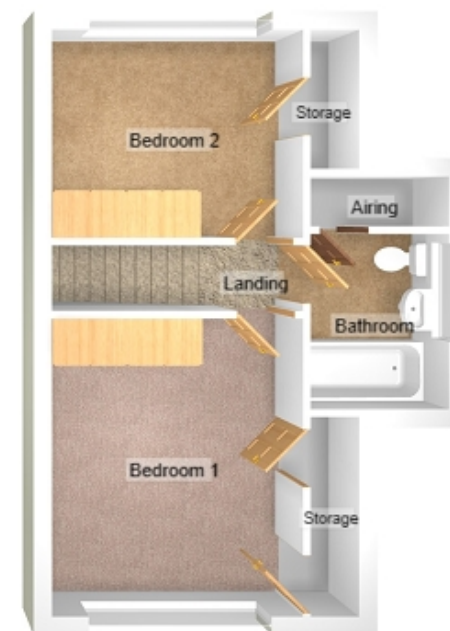
We have been informed by the vendor that the property is held freehold but we have not inspected the title deeds



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	51	
(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

01639 891268

Bridgend

Sales: 01656 654 328
bridgend@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477
pencoed@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268
porttalbot@pjchomes.co.uk
 Lettings: 01639 891 268
porttalbotrentals@pjchomes.co.uk