

Payton  
Jewell  
Caines



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

£150,000

**PJC** PAYTON  
JEWELL  
CAINES

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

Payton Jewell Caines are pleased to present to the market this three bedroom semi-detached traditional built house located in the heart of Cwmavon ideal for any FIRST TIME BUYERS or GROWING FAMILIES. Early viewing is highly recommended to appreciate this well presented house offered with NO ONGOING CHAIN.

## £150,000 - Freehold

- Three bedroom semi-detached house
- Third bedroom with en-suite
- Loft occasional room
- Ample Off road parking for several vehicles
- NO ONGOING CHAIN
- EPC E/Council Tax B



## DESCRIPTION

Payton Jewell Caines are pleased to present to the market this three bedroom semi-detached traditional built house located in the heart of Cwmavon ideal for any FIRST TIME BUYERS or GROWING FAMILIES. The property benefits from close proximity to local shops, Ysgol Gynradd Cwmafan Primary School, amenities and good transport link to Port Talbot town centre and the M4 corridor. Early viewing is highly recommended to appreciate this well presented house offered with NO ONGOING CHAIN.

The property briefly consists of a lounge, kitchen, downstairs bathroom, three bedrooms, one with en-suite, loft access room and loft occasional room. Externally there is a front garden with off road parking and a rear garden with garage and two storage sheds.

## ENTRANCE

Access via part double glazed PVCu front door into porch. Stippled ceiling with pendant light fitting. Emulsioned walls. Grey ceramic floor tiles. Radiator. Stairs to first floor accommodation. Door leading into:

## LOUNGE (14' 9" x 10' 2") or (4.50m x 3.09m)

Stippled ceiling with pendant light fitting and coving. Emulsioned walls. Continuation of grey wood effect ceramic floor tiles. Radiator. Marble hearth and wood mantle. Shelves built into alcoves. Understair storage cupboard. Front facing PVCu double glazed window with curtain pole. Opening leading into:

## KITCHEN (18' 2" x 7' 3") or (5.54m x 2.21m)

Stippled ceiling with inset spotlights. Emulsioned walls with ceramic tiles to splash back areas. Continuation of grey wood effect ceramic floor tiles. Radiator. Room is fitted with a range of solid wood floor and wall cupboards with solid wood work tops. Undercounter space for dishwasher. Space for fridge/freezer. Black enamel four ring electric hob and high level built in electric oven with built in grill. Stainless steel sink and drainer with chrome hot and cold mixer tap. Breakfast bar. One cupboard houses the gas fired combination boiler. Rear and side facing PVCu double glazed windows with fitted roller blinds. Doorway leading into:

## UTILITY (6' 0" x 2' 7") or (1.84m x 0.80m)

Stippled ceiling with flush light fitting. Artex walls. Continuation of grey wood effect ceramic floor tiles. Solid wood work top. Undercounter space for washing machine. Door leading into:

## FAMILY BATHROOM (7' 0" x 5' 7") or (2.13m x 1.71m)

PVCu clad ceiling with flush light fitting. Floor to ceiling ceramic wall tiles with respatex panelling around bath and shower. Continuation of grey wood effect ceramic floor tiles. Chrome wall mounted heated towel rail. Room is fitted with a three piece white suite comprising low level WC, wash hand basin set within a vanity unit with chrome hot and cold mixer tap, white bathtub with chrome hot and cold mixer tap and wall mounted chrome shower with shower curtain and rail. Rear facing frosted PVCu double glazed window.

## LANDING

Emulsioned ceiling with pendant light fitting and coving. Emulsioned walls. Doors leading off.

## BEDROOM 1 (11' 3" x 7' 11") or (3.42m x 2.42m)

Stippled ceiling with pendant light fitting and coving. Emulsioned walls. Skirting board. Fitted carpet. Radiator. Front facing PVCu double glazed window with curtain pole. Door leading to:



## LOFT ROOM ACCESS

Emulsioned ceiling. Emulsioned walls. Fitted carpet. Built in wardrobe area. Front facing PVCu double glazed window. Stairs leading to:

## OCCASIONAL ATTIC ROOM (17' 3" x 12' 10") or (5.25m x 3.92m)

Sloped ceiling with velux window. Emulsioned walls. Wood effect laminate flooring.

## BEDROOM 2 (8' 11" x 7' 4") or (2.73m x 2.23m)

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

## BEDROOM 3 (10' 4" max x 8' 11" max) or (3.14m max x 2.72m max)

\*'L' shaped room, measurements at widest point\*

Stippled ceiling. Emulsioned walls. Grey wood effect laminate flooring. Radiator. Rear facing PVCu double glazed window with fitted roller blind. Sliding door leading into:

## EN-SUITE (5' 3" x 4' 7") or (1.59m x 1.40m)

Emulsioned ceiling with flush light fitting. Emulsioned walls. grey vinyl flooring. Room is fitted with a three piece white suite comprising WC and wash hand basin set within water saving vanity unit with chrome hot and cold mixer tap, double width walk in shower with white shower tray, chrome wall mounted shower with rainfall head attachment and sliding glass doors.

## OUTSIDE

Front garden is bounded on three sides by brick and block wall. Laid to lawn with concrete driveway leading down to the garage and rear garden.


Rear garden is bounded on three sides by block wall. Wooden gate with continuation of driveway down to garage providing ample off road parking. Concrete laid sun terrace ideal for garden furniture. Benefits from three block built storage sheds. Large garage. Wooden gate leading to paved sun terrace with planted beds.

## 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+) <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.



[www.pjchomes.co.uk](http://www.pjchomes.co.uk)

01639 891268

## Bridgend

Sales: 01656 654 328  
[bridgend@pjchomes.co.uk](mailto:bridgend@pjchomes.co.uk)  
 Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Pencoed

Sales: 01656 864 477  
[pencoed@pjchomes.co.uk](mailto:pencoed@pjchomes.co.uk)  
 Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Port Talbot

Sales: 01639 891 268  
[porttalbot@pjchomes.co.uk](mailto:porttalbot@pjchomes.co.uk)  
 Lettings: 01639 891 268  
[porttalbotrentals@pjchomes.co.uk](mailto:porttalbotrentals@pjchomes.co.uk)