

Payton
Jewell
Caines



35

Cae Glas, Cwmavon, Port Talbot, Neath
Port Talbot. SA12 9AZ

£140,000



PAYTON
JEWELL
CAINES

Cae Glas, Cwmavon, Port Talbot, Neath Port Talbot. SA12 9AZ

We are pleased to present to the market this TWO BEDROOM MID TERRACE TRADITIONAL property on desirable Cae Glas development, property is within walking distance of local schools, shops, amenities and transport links. NO ONGOING CHAIN.

£140,000 - Freehold

- Two bedroom mid terrace home
- Kitchen/diner
- PVCu double glazed throughout
- Off road parking for two cars
- No ongoing chain
- Council tax band B/ EPC C



DESCRIPTION

We are pleased to present to the market this two bedroom mid terrace traditional property on desirable Cae Glas development. This property is within walking distance of Ysgol Gynradd Cwmafan Primary School, Cwmafan Infant School, shops, amenities and transport links. NO ONGOING CHAIN.

Accommodation briefly comprise porch, lounge and kitchen. To the first floor two bedrooms and a bathroom. To the outside front and rear garden with off road parking for two cars.

PORCH

Access via part glazed PVCu door. Stippled ceiling. Emulsioned walls. Built-in storage cupboard. Vinyl flooring. Door leading to:

LOUNGE (14' 4" x 12' 8") or (4.38m x 3.85m)

Artex ceiling. Emulsioned walls. Front facing PVCu double glazed window. Radiator. Wood effect vinyl flooring. Stairs to first floor. Door leading to:

KITCHEN (12' 7" x 8' 8") or (3.84m x 2.63m)

Stippled ceiling. Spotlight fitting. Emulsioned walls with ceramic tiles to splash back areas. Room is fitted with a range of melamine floor and wall cupboards and laminate worktops. White sink and drainer with mixer tap. Built in four ring gas hob and built in electric oven below. Over head extractor hood. Under counter space for washing machine and space for an upright fridge freezer. Wall mounted combi boiler. Built-in under stair storage cupboard. Rear facing PVCu double glazed window. Radiator. Ceramic floor tiles. PVCu half glazed door leading to the rear garden.

LANDING

Stippled ceiling. Loft access hatch. Emulsioned walls. Fitted carpet. All doors leading off.

BEDROOM 1 (12' 8" x 8' 9") or (3.87m x 2.67m)

Stippled ceiling. Emulsioned walls. Front facing PVCu double glazed window. Radiator. Across one wall a bank of built in wardrobes with overhead storage. Fitted carpet.

BEDROOM 2 (12' 8" x 8' 8") or (3.86m x 2.65m)

Stippled ceiling. Emulsioned walls. Two rear facing PVCu double glazed windows. Radiator. Fitted carpet.

BATHROOM (9' 8" x 5' 0") or (2.94m x 1.52m)

Stippled ceiling. Emulsioned walls with ceramic wall tiles to splash back areas. Room is fitted with a white three piece suite comprising pedestal wash hand basin, W.C., and bath with showerhead attachment. Radiator. Built-in storage cupboard. Wood effect laminate flooring.

OUTSIDE

To the front bounded on one side with wooden fence. Planted with mature shrubs. Path to front door. To the rear low maintenance bounded on two sides with wooden fence. Stone paved sun terrace leading to tar mac drive for off road parking. Extra parking space for second vehicle behind property opposite driveway.




NOTE

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		89
(69-80) C	69	
(55-68) D		
(39-54) E		
(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