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10 Depot Road  
Cwmavon  
Port Talbot  
SA12 9BA

# 10 Depot Road

Asking price **£160,000**

A lovingly maintained three bedroom semi detached family home situated in the village of Cwmavon, Port Talbot in close proximity to local amenities and convenient commuter access to the M4 motorway.

A lovingly maintained semi detached three bedroom home

Situated in the village of Cwmavon, Port Talbot

Nearby to local amenities such as shops, schools and restaurants

Convenient commuter access to the M4 motorway and local bus routes

Shower room to the first floor

Spacious open plan lounge/diner

Kitchen with modern matching white units and space for up to one appliance

Conservatory with double French doors to rear

Ground floor cloakroom

Enclosed rear garden with patio and lawn areas





To the front of the property, a half height brick wall encloses the front garden, and a half height wrought iron gate provides access. The property is accessed via a UPVC door to the side of the property. Upon entering, the entrance hallway provides access to the reception room, under stairs storage cupboard and stairway leading to the first floor accommodation. The entrance hallway benefits from wood effect laminate flooring and a traditional dado rail to the walls.

The spacious reception room features two UPVC windows overlooking the front garden and matching wood effect laminate flooring as the hallway. There is a marble fire surround and hearth with a wooden mantelpiece above with an electric fireplace below. Either side of the chimney breast, there is alcove space with shelving to the top half of the walls. The reception room leads on to the kitchen area.

The kitchen is located at the rear of the property and benefits from a range of matching white base and wall mounted units with a black speckled effect laminate work surface over. The kitchen benefits from having space for a freestanding cooker and fridge below the work surface. To the walls, there are white square tiles and grey tile flooring below. There is a UPVC window overlooking the rear garden, and the kitchen provides access to the cloakroom, conservatory and rear garden area. The conservatory features grey tiles to the floor and matching white units as the kitchen with space for a number of appliances. There are double French patio doors that lead out to the rear garden. There is also a UPVC door that leads out to

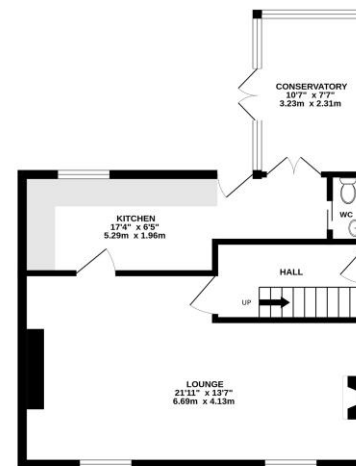
the garden via the kitchen. The cloakroom is entered via a space saving folding wooden door and features a matching two piece suite comprising of a low level W/C and a corner wall hung wash hand basin. There are matching wall and floor tiles as the kitchen and an obscure glazed window to the side of the property.

To the first floor, the carpeted landing area provides access to three bedrooms and a shower room. All bedrooms feature matching cream carpet as the stairs and landing. Bedrooms one and two are situated at the front of the property and have UPVC windows overlooking the front garden. Bedroom one also benefits from built-in wardrobes. Bedroom three is located at the rear of the property and features a UPVC window overlooking the garden.

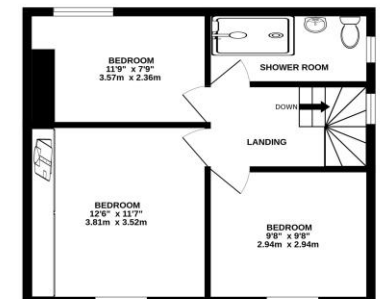
The shower room benefits from a matching three piece suite that comprises of a shower cubicle, full pedestal wash hand basin and low level W/C. There is marble effect Perspex cladding to the walls and a stone tile effect vinyl flooring. The shower room also features an obscure glazed window to the side of the property.

To the rear, the property benefits from a full enclosed and private garden space. The garden is made up of patio and lawned areas, with the patio areas being situated to the front and very rear of the garden and the lawned areas with side of the garden path. There are a range of mature shrubs and bushes to one side and a timber frame shed to the rear. The garden benefits from external electric power points, external water tap, steel gate providing access to rear lane and gate providing access to the side/front of the property.

GROUND FLOOR  
484 sq.ft. (44.9 sq.m.) approx.



1ST FLOOR  
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA: 896 sq.ft. (83.2 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Directions

SATNAV USERS: SA12 9BA

### Tenure

Freehold

### Services

All mains services  
Council Tax Band B  
EPC Rating N/A

Viewing strictly by appointment through  
Herbert R Thomas

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### Energy performance certificate (EPC)

Current EPC Rating	<b>C</b>	100 gWh/m <sup>2</sup> /year	100 gWh/m <sup>2</sup> /year
Property type	Semi-detached house		
Total floor area	89 square metres		

**Rules on letting this property**

Properties can be let if they have an energy rating from A to E.

**Energy rating and score**

This property's energy rating is C. It has the potential to be B.

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		84 B
69-80	<b>C</b>	77 C	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

**Breakdown of property's energy performance**

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

