



Woodland Row, Cwmavon, Port Talbot,
Neath Port Talbot. SA12 9LJ

£175,000

PJC PAYTON
JEWELL
CAINES

Woodland Row, Cwmavon, Port Talbot, Neath Port Talbot. SA12 9LJ

Introducing beautifully extended three bedroom semi detached house. Located in the popular residential area of Cwmavon offering superb mountain views. Benefiting from off road parking to the front and enclosed rear garden this would make an ideal family home.

£175,000

- Three bedroom semi detached house
- Drive way to the front
- Downstairs w.c.
- Superb mountain views
- Good size bedroom



OVERVIEW

Located in the popular residential area of Cwmavon we are pleased to offer this beautifully extended property. Boasting views of the local area and benefiting from off road parking this would make an ideal family home.

Accommodation briefly comprising to the ground floor entrance porch, two reception rooms, kitchen, utility room, downstairs w.c. and conservatory. To the first floor landing area with built in storage, three good size bedroom and a family bathroom.

To the rear of the property a garden enclosed by high and low level fencing. To the front a drive way large enough for two/three cars.

PORCH

Enter via frosted glass panel PVCu door with PVCu window to the side. Wall light. Skimmed walls. Laminate flooring in light wood effect. Panel door leading to:

RECEPTION 1 (15' 2" x 12' 8") or (4.63m x 3.86m)

Centre ceiling light. Staircase to first floor with fitted carpet. Access to under stair storage. Double glazed PVCu window to the front. Radiator. Continuation of laminate flooring in light wood effect. Two panel doors leading off:

RECEPTION 2 (13' 0" x 12' 1") or (3.95m x 3.69m)

Centre ceiling light. Coving. Double glazed PVCu bay window to the front. Radiator. Gas fire with marble hearth, back and surround. Wall lights. Continuation of laminate flooring in light wood effect. Panel door to:

UTILITY (8' 10" x 8' 10") or (2.70m x 2.69m)

Centre ceiling light. Coving. Double glazed PVCu window to the rear. Base units. Space and plumbing for automatic washing machine. Tiled splash back areas. Radiator. Tiled flooring. Storage cupboard with shelving. Door way leading to:

DOWNSTAIRS W.C.

Centre ceiling light. Frosted glass window to the rear. Low level w.c. Wall mounted sink unit. Tiled splash back areas. Tiled flooring.

KITCHEN (12' 7" x 9' 3") or (3.84m x 2.82m)

Two ceiling lights. Kitchen fitted with range of wall and base units with laminate work tops over. Four ring electric hob with electric oven beneath and stainless steel splash back and extractor. Integrated dishwasher. Sink, drainer and mixer tap. Cupboard housing boiler. Space for American style fridge freezer. Radiator. Double glazed PVCu window that over looks the conservatory. Continuation of ceramic tiled flooring from utility. Door leading out to:

CONSERVATORY (9' 8" x 9' 0") or (2.94m x 2.75m)

Centre ceiling light with ceiling fan. Dwarf walls surrounding with double glazed PVCu windows. Double glazed PVCu doors leading out to the garden. Radiator. Tiled flooring.



FIRST FLOOR LANDING

Centre ceiling lights. Loft access. Continuation of fitted carpet from the staircase. Built in storage with sliding mirrored doors. All doors leading off:

BEDROOM 1 (12' 8" x 9' 4") or (3.87m x 2.84m)

Centre ceiling light. Double glazed PVCu window to the rear with views over local area. Radiator. Built in storage cupboard. Built in wardrobes with sliding mirrored doors. Laminate flooring light wood effect.

BEDROOM 2 (10' 10" x 7' 1") or (3.30m x 2.16m)

Centre ceiling light. Double glazed PVCu window to the front. Radiator. Built in wardrobes. Laminate flooring in light wood effect.

MASTER BEDROOM (12' 10" x 12' 2") or (3.92m x 3.71m)

Centre ceiling light. Coving. Double glazed PVCu window to the rear with superb views. Radiator. Laminate flooring in light wood effect.

FAMILY BATHROOM (12' 1" x 12' 0") or (3.69m x 3.67m)

Sunken spot lights to ceiling. Coving. Double glazed PVCu frosted glass window to the front. Suite comprising of panel side bath, walk in corner shower with glass doors, vanity sink unit with storage beneath and low level w.c. Splash back tiled areas. Radiator. Heated towel rail. Mosaic grey tile effect vinyl flooring.


OUTSIDE

To the rear of the property accessed via the conservatory doors an enclosed garden. Partially laid to lawn partially laid to patio. Side access to the front of the property. Block built storage shed. Garden is enclosed by high level and low level fencing.

To the front of the property a drive way large enough for two/three cars. Partially laid to chipping's with mature plants to the side. Pathway to front door.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	63	
(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.



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