



Payton
Jewell
Caines

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

£310,000

 PAYTON
JEWELL
CAINES

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

We are pleased to market this beautiful presented THREE BEDROOM DETACHED house which offers refurbished living area/kitchen/dining area to a high standard. Located in the sought after location of Cae Glas, Cwmavon. Within close proximity to local shops, schools and amenities. Early viewing is highly recommended.

£310,000 - Freehold

- Three bedroom detached home
- Refurbished and modern open plan lounge/dinner/kitchen
- Downstairs cloakroom/utility room
- Ensuite to master bedroom
- Enclosed rear garden and open plan frontage
- Early completion



DESCRIPTION

We are pleased to present this beautiful presented THREE BEDROOM DETACHED house which offers spacious living accommodation throughout. Located in the sought after location of Cae Glas, Cwmavon. Within close proximity to local shops, schools and amenities. Early viewing is highly recommended.

Property briefly consist of an open plan living area/kitchen/dining area, utility room, downstairs WC, lounge, three bedrooms, one with en-suite and separate bathroom. Externally there are both front and rear gardens with off road parking and a summer house.

ENTRANCE HALL

Accessed via PVCu decorative bevelled glass front door. Skimmed ceiling. Emulsioned walls. Parquet style laminate flooring. Staircase leading to the first floor with stair carpet. Modern black framed glazed panel doors leading off.

OPEN PLAN LOUNGE/KITCHEN/DINING/SUN ROOM (35' 1" max x 17' 11" max) or (10.70m max x 5.45m max)

Measurements at widest point

A beautiful refurbished room offering open plan throughout making a 'Wow' factor and ideal entertaining space.

Lounge area:

Skimmed ceiling. Emulsioned walls. PVCu double glazed window to the front. Radiator. Modern parquet style laminate flooring throughout.

Kitchen area:

Inset ceiling spotlights. Refurbished to high standard fitted wall and base units, complementary work surfaces. Separate integrated grill and oven. Hotpoint electric hob which is fitted to the island area, ample space for stools and wine cooler fridge. Integrated dish washer. Upright black radiator.

Conservatory area:

Solid roof. PVCu double glazed units. Two sets of radiators. Patio doors out to rear garden.

UTILITY ROOM

Access via secret double kitchen unit doors into utility area. Respatex ceiling. Emulsioned walls. Gas fired combination boiler. Tiled splash back areas. Plumbing for automatic washing machine. Base cupboards. Vinyl cushioned flooring. Part panelled part double glazed door to side of property. Door into:

DOWNSTAIRS CLOAKROOM (4' 11" x 3' 10") or (1.50m x 1.18m)

Textured ceiling. Emulsioned walls. PVCu frosted double glazed window to rear of property. Two piece suite in white comprising low level W.C., and hand wash basin set within vanity unit. Radiator. Vinyl cushioned flooring.

RECEPTION 2 (15' 10" x 7' 9") or (4.83m x 2.36m)

Skimmed ceiling. Coving. Emulsioned walls. PVCu double glazed windows to front of property. Two Radiators. Laminate flooring.



LANDING

Skimmed ceiling. Widened loft hatch providing access to attic space. Emulsioned walls. Fitted carpet. Door into airing cupboard which is shelved. Doors leading off.

BEDROOM 1 (12' 11" x 8' 9") or (3.94m x 2.66m)

Skimmed ceiling. Emulsioned walls. PVCu double glazed window to rear of property. Radiator. Laminate flooring. Door into:

EN-SUITE (8' 8" x 8' 0") or (2.64m x 2.43m)

Skimmed ceiling. Emulsioned walls. Tiled flooring. Tiling to the splash back areas. Low level W.C, wash hand basin set within vanity unit. Wet area with modern tiling and overhead rainfall shower, handheld shower and full length shower screen. Chrome towel rail heater. PVCu double glazed frosted glass window to the front of the property.

BEDROOM 2 (10' 2" x 9' 2") or (3.10m x 2.80m)

Skimmed ceiling. Emulsioned walls. Two PVCu double glazed windows to the front of the property. Upright radiator. Fitted wardrobes. Laminate flooring.

BEDROOM 3 (9' 8" x 8' 10") or (2.94m x 2.70m)

Skimmed ceiling. Emulsioned walls. PVCu double glazed window to rear of property. Radiator. Laminate flooring.

BATHROOM (6' 6" x 5' 3") or (1.98m x 1.61m)

Skimmed ceiling. Emulsioned walls. PVCu frosted double glazed window to the rear of property. Three piece suite comprising WC, wash hand basin set within vanity unit with an attached tall unit, bath with shower tap and shower screen. Radiator. Tiled flooring.

OUTSIDE

Front garden open plan with space for two cars to park.

Rear garden planted with mature shrubs. Laid to lawn. Second tier laid to stone gravel. Fish pond. Summer house. Foot path leading to side of property.


NOTES

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



For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	72	
(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

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