



Ynys Y Wern, Cwmavon, Port Talbot, Neath  
Port Talbot. SA12 9DJ

£169,950



## Ynys Y Wern, Cwmavon, Port Talbot, Neath Port Talbot. SA12 9DJ

We are pleased to present to the market this two bedroom end of terrace traditional build house in the popular area of Cwmavon. Property is leasehold with 110 years remaining. Early viewing is highly recommended to appreciate this immaculately presented home.

**£169,950 - Leasehold**

- Two bedroom end of terrace house
- Master bedroom with en-suite
- Upstairs bathroom and downstairs WC
- Off road parking for two cars
- Property sold as seen
- EPC -/Council Tax B





## DESCRIPTION

We are pleased to present to the market this two bedroom end of terrace traditional build house in the popular area of Cwmavon. Located close to local shops, Ysgol Gynradd Cwmafan Primary School, Cwmafan Infant School, amenities and transport link. Property is leasehold with 110 years remaining. Sold as seen with furniture to remain. Early viewing is highly recommended to appreciate this immaculately presented home.

Property briefly consist of an open plan lounge/diner, kitchen, downstairs WC, two bedrooms one with en-suite and bathroom. Externally there is a front garden providing off road parking and a rear garden with storage shed.

## ENTRANCE

Access via part double glazed composite front door into hallway. Emulsioned ceiling. Wallpapered walls. Wood effect laminate flooring. Built in storage cupboard. Doors leading off. Opening into:

## KITCHEN (9' 10" x 6' 3") or (3.0m x 1.90m)

Emulsioned ceiling. Emulsioned walls. Wood effect vinyl flooring. Plinth heater. Kitchen is fitted with a range of cream melamine wall and base units with complimentary work tops. Stainless steel sink and drainer with mixer tap. Undercounter space for washing machine. Space for upright fridge/freezer. Built in four ring gas hob with built in electric oven below and overhead extractor hood. One cupboard houses the combination boiler. Front facing PVCu double glazed window with fitted Roman blind.

## W.C. (5' 7" x 2' 9") or (1.69m x 0.85m)

Emulsioned ceiling with flush light fitting. Emulsioned walls. Vinyl flooring. Room is fitted with a two piece white suite comprising low level WC and corner pedestal wash hand basin with mixer tap and tiled splashback. Front facing PVCu frosted double glazed window with fitted Venetian blind.

## LOUNGE/DINER (17' 11" x 12' 8") or (5.46m x 3.86m)

Emulsioned ceiling with two flush light fittings. Wallpapered walls. Wood effect laminate flooring. Two radiators. Marble hearth and fire surround with inset electric fire. Stairs to first floor accommodation. Rear facing PVCu double glazed french doors leading to the rear garden with inset venetian blinds and two side panel windows.

## LANDING

Emulsioned ceiling with loft access hatch and flush light fitting. Wallpapered walls. Fitted carpet. Doors leading off.

## BEDROOM 1 (11' 2" max x 10' 8" max) or (3.40m max x 3.26m max)

\*Measurements at widest point not including wardrobes\*

Emulsioned ceiling with flush light fitting. Emulsioned walls with one papered accent wall. Fitted carpet. Radiator. Double sliding door wardrobe and bedside tables to remain. Built in storage cupboard. Rear facing PVCu double glazed window with fitted Venetian blind. Door leading into:

## EN-SUITE (6' 2" x 5' 11") or (1.88m x 1.80m)

Emulsioned ceiling with flush light fitting. Emulsioned walls. Vinyl flooring. Radiator. Room is fitted with a three piece white suite comprising low level WC, pedestal wash hand basin with mixer tap, shower cubicle with wall mounted mains fed shower and bi-fold shower doors.



## BEDROOM 2 (10' 7" x 8' 4") or (3.23m x 2.55m)

Emulsioned ceiling. Wallpapered walls. Fitted carpet. Radiator. Fitted wardrobes with double sliding doors, chest of draws and bedside tables to remain. Front facing PVCu double glazed window with fitted Venetian blinds.

## BATHROOM (6' 2" x 6' 4") or (1.89m x 1.92m)

Emulsioned ceiling with flush light fitting. Emulsioned walls with ceramic tiles to splash back areas. Vinyl flooring. Radiator. Room is fitted with a three piece white suite comprising low level WC, pedestal wash hand basin with mixer tap, bathtub with mixer tap.

## OUTSIDE

Open frontage providing off road parking for two cars. Path leading to side gate allowing access to rear garden. Outside tap.

Rear garden is bounded on three sides by wood fencing. Low maintenance garden laid with stone pavers. Gravel beds planted with shrubs. Wooden storage shed. Side gate allowing access to front garden.

## NOTE

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

Date of leasehold: 26/10/2013

Length of lease: 125 years from 01/01/2010 (110 years remaining)


Service charge: £100 every 6 months

Ground rent: £0



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# EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(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.



## Awaiting Floorplans

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