

Payton  
Jewell  
Caines



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

£285,000





## Cae Glas, Cwmavon, Port Talbot, Neath Port Talbot. SA12 9AX

Welcoming to the market the opportunity to purchase this three bedroom traditional build detached house ideal for any GROWING FAMILIES. Converted garage to second sitting room and refurbished ensuite to master bedroom. Early viewing is highly recommended to fully appreciate this well presented house.

£285,000 - Freehold

- Three bedroom detached house
- Two reception rooms
- Family bathroom and ensuite to master bedroom
- Off road parking
- Spectacular views over surrounding area
- EPC C/Council tax D



## DESCRIPTION

Welcoming to the market the opportunity to purchase this three bedroom traditional build detached house ideal for any GROWING FAMILIES. The property benefits from access to local shops, Ysgol Gynradd Cwmafan Primary School, amenities and transport links to Port Talbot town centre. With spectacular views overlooking the surrounding area, this property would make the ideal family home. Early viewing is highly recommended to fully appreciate this well presented house.

Property briefly consist of two reception rooms, kitchen, utility rooms, downstairs WC, three bedrooms one with en suite and family bathroom. Externally there is a front garden with off road parking and a rear garden that backs onto the local playing field.

## ENTRANCE

Acess via PVCu front door leading into entrance hall. Artex ceiling. Emulsioned walls. Laminate flooring. Staircase to first floor accommodation with fitted carpet. Door leading into:

### RECEPTION 1 (13' 6" x 10' 5") or (4.11m x 3.18m)

Artex ceiling. Emulsioned walls with one feature wallpapered wall. Continuation of laminate flooring. Radiator. Understair storage cupboard. PVCu double glazed window to front of property. Archway leading to:

### RECEPTION 2 (9' 6" x 7' 8") or (2.89m x 2.34m)

Artex ceiling. Emulsioned walls. Continuation of laminate flooring. Radiator with cover. PVCu french doors leading to rear garden. Door leading into:

### KITCHEN (9' 6" x 9' 0") or (2.90m x 2.75m)

Artex ceiling. Emulsioned walls. Vinyl flooring. Radiator. Range of wall and base units in cream high gloss with complimentary work top and matching splash back areas. Four ring gas hob with electric oven and extractor hood. Integrated dishwasher. One and a half bowl stainless steel sink and mixer tap. PVCu double glazed window to rear of property. Door leading into:

## UTILITY

Artex ceiling. Emulsioned walls. Continuation of vinyl flooring. Work top. Space for fridge/freezer. Plumbing for automatic washing machine. Wall mounted Worcester boiler. Tiles to splash back areas. PVCu part panel part double glazed door to side of property. Door leading into:

### W.C. (4' 11" x 3' 11") or (1.49m x 1.20m)

Artex ceiling. Emulsioned walls with tiles to splash back areas. Continuation of Vinyl flooring. Chrome towel rail heater. Room is fitted with a two piece suite in white comprising of low level WC and hand basin set within vanity unit. PVCu frosted double glazed window to rear of property.

### CONVERTED GARAGE (16' 0" x 7' 10") or (4.88m x 2.40m)

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





## LANDING

Artex ceiling with loft access hatch. Emulsioned walls. Spindle balustrade. Fitted cupboard with shelving. Doors leading off.

## FAMILY BATHROOM (6' 6" x 5' 6") or (1.97m x 1.67m)

Skimmed ceiling with inset ceiling lights. Fully tiled walls with decorative tiling around bath. Tiled flooring. Chrome towel rail heater. Room is fitted with a three piece suite in white comprising WC, free standing wash hand basin and attractive tap, 'P' shaped bath with overhead mains fed shower and shower screen. Shelf display with inset light. PVCu frosted double glazed window to rear of property.

## BEDROOM 1 (12' 10" x 8' 9") or (3.92m x 2.67m)

Artex ceiling. Emulsioned walls. Fitted carpet. Radiator. PVCu double glazed window to rear of property boasting spectacular views over surrounding area. Door leading into:

## EN SUITE (8' 4" max x 8' 1" max) or (2.53m max x 2.46m max)

\*Measurements into apex\*

Skimmed ceiling with inset ceiling lights. Half emulsioned and half tiled walls. Matching floor tiles. Chrome towel rail heater. Room is fitted with a three piece suite in white comprising wall mounted WC, modern hand basin set on unit, shower cubicle with mains fed shower. Glass display shelving with inset light. PVCu frosted double glazed window to front of property.

## BEDROOM 2 (13' 7" x 8' 9") or (4.14m x 2.66m)

Artex ceiling. Emulsioned walls. Fitted carpet. Radiator. Built in double sliding door wardrobe with hanging rail and shelving. Cupboard over staircase with shelving. Two PVCu double glazed windows to front of property.

## BEDROOM 3 (9' 9" x 7' 8") or (2.96m x 2.33m)

Artex ceiling. Emulsioned walls. Fitted carpet. Radiator. PVCu double glazed window to rear of property boasting spectacular views over surrounding area.

## OUTSIDE

Front garden enclosed by brick wall and wooden fence. Laid mostly to lawn. Driveway providing off road parking. Side access to rear garden.

Rear garden is enclosed and bounded by wood panel fencing. Low maintenance garden with block paved area and Astroturf border.


## 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](http://www.pjchomes.co.uk)

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	72	
(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.



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.



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