

Payton  
Jewell  
Caines



Dan-y-coed, Cwmavon, Port Talbot, Neath  
Port Talbot. SA12 9NH

£145,000





# Dan-y-coed, Cwmavon, Port Talbot, Neath Port Talbot. SA12 9NH

We are pleased to present to the market this THREE BEDROOM SEMI DETACHED TRADITIONAL BUILD house in the heart of Cwmavon. Early viewing is highly recommended and the property is offered with NO ONGOING CHAIN.

£145,000 - Freehold

- Three bedroom semi-detached house
- Two reception rooms
- Downstairs family bathroom and upstairs w.c.
- Generous wrap around garden
- NO ONGOING CHAIN





## DESCRIPTION

We are pleased to present to the market this THREE BEDROOM SEMI DETACHED TRADITIONAL BUILD house in the heart of Cwmavon. Close to local shops, Ysgol Gynradd Cwmafan Primary School, Cwmafan Infant School, local amenities and transport links to Port Talbot town centre.

Accommodation briefly comprises two reception rooms, kitchen, downstairs bathroom and w.c., three bedrooms and upstairs w.c..

Externally there are front, rear and side gardens.

## ENTRANCE

Accessed via dark wood effect PVCu part glazed front door leading into:

## HALLWAY

Polystyrene tiled ceiling. Artexed walls. Fitted carpet. Staircase to first floor accommodation. Door into ground floor accommodation.

## RECEPTION 1 (13' 11" x 9' 7") or (4.24m x 2.91m)

Papered ceiling with ceiling rose. Papered walls with one wood effect clad wall. Radiator. Fitted carpet. Front facing single glazed wood framed windows with fitted vertical blind and curtain pole. Understair storage cupboard. Focal point to the room is the original tiled hearth and fire surround with free standing gas fire. Door into:

## RECEPTION 2 (11' 2" x 10' 5") or (3.41m x 3.17m)

Artexed ceiling and walls. Radiator. Fitted carpet. Built in storage cupboards with louvre doors. Side facing single glazed wood framed window with curtain pole and vertical blinds. Wall mounted gas fire with back boiler. Door into:

## KITCHEN (11' 0" x 8' 2") or (3.36m x 2.50m)

Sloped polystyrene tiled ceiling with fluorescent tube light. Wood effect laminate panelled walls. Ceramic tiles to splash back areas. Ceramic floor tiles. Room is fitted with a range of melamine wall and base units with laminate work tops. Stainless steel sink and drainer with chrome hot and cold mixer tap. Free standing four ring electric cooker. Under counter space for washing machine and space for upright fridge/freezer. Rear facing frosted wood framed single glazed window with fitted roller blind. Glazed wood door into:

## REAR PORCH

Artexed ceiling. Wood clad walls. Ceramic floor tiles. Dark wood effect PVCu double glazed window with dark wood effect half frosted glazed PVCu door leading to garden. Door into:

## DOWNSTAIRS W.C. (3' 10" x 3' 3") or (1.17m x 1.00m)

Artexed ceiling. Emulsioned walls. Ceramic floor tiles. Rear facing frosted single glazed wood framed window with fitted roller blind. Low level w.c.



## DOWNSTAIRS BATHROOM (7' 9" x 5' 4") or (2.35m x 1.63m)

Polystyrene tiled ceiling. Half papered and half wood clad walls. Radiator. Wood effect laminate floor. Rear facing single glazed frosted wood framed window with fitted roller blind. Room is fitted with a two piece suite comprising pedestal wash hand basin with hot and cold taps, bath with chrome hot and cold taps, wall mounted electric shower with shower curtain and ceramic tiles. Two built in cupboards, one housing the hot water tank.

## LANDING

Polystyrene tiled ceiling. Artexed walls. Fitted carpet. Side facing wood framed single glazed window with fitted vertical blinds. Doors leading off.

## BEDROOM 1 (14' 1" x 9' 10") or (4.28m x 3.00m)

Polystyrene tiled ceiling. Papered walls. Radiator. Fitted carpet. Front facing single glazed wood framed window with fitted vertical blinds. Built in melamine wardrobes. Door into storage cupboard with shelving and front facing single glazed wood framed window with fitted vertical blind.

## BEDROOM 2 (9' 10" x 9' 8") or (3.00m x 2.95m)

Polystyrene tiled ceiling. Papered walls. Radiator. Fitted carpet. Rear facing single glazed wood framed window with fitted vertical blinds.

## BEDROOM 3 (8' 1" x 5' 8") or (2.47m x 1.73m)

Polystyrene tiled ceiling. Loft access hatch. Papered walls. Radiator. Fitted carpet. Rear facing single glazed wood framed window with fitted vertical blinds.

## W.C. (5' 4" x 2' 11") or (1.63m x 0.89m)

Polystyrene tiled ceiling. Papered walls. Radiator. Vinyl flooring. Side facing frosted single glazed wood framed window with fitted roller blind. Room is fitted with a two piece suite comprising w.c. and wall mounted wash hand basin with chrome tap.

## OUTSIDE

To the front the garden is bounded on three sides by wall with metal gate leading to concrete paved path to front door. Laid to lawn with planted flower beds. Concrete paved path leading to lawned side garden.


Side garden is enclosed and bounded by brick wall and wood fence. Stone paved sun terrace.

Rear garden is bounded on three sides by wall and wood fencing. Garden comprises of three main beds, two concrete paths and brick built storage shed. Aluminium framed green house. Planted flower beds.





# Floorplan & 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>		78
(55-68) <b>D</b>		
(39-54) <b>E</b>	43	
(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.



GROUND FLOOR



FIRST FLOOR

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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