

Payton  
Jewell  
Caines



Twyn Yr Ynys, Cwmavon, Port Talbot, Neath  
Port Talbot. SA12 9EY

£160,000

**PJC** PAYTON  
JEWELL  
CAINES

## Twyn Yr Ynys, Cwmavon, Port Talbot, Neath Port Talbot. SA12 9EY

We are pleased to present to the market this traditional build three bedroom semi-detached house, ideal for any first time buyers looking for their ideal home. Early viewing is recommended to appreciate what this house has to offer. Offered with NO ONGOING CHAIN.

**£160,000 - Freehold**

- Three bedroom semi-detached house
- Downstairs bathroom
- Conservatory
- Off road parking
- NO ONGOING CHAIN
- Council Tax B/EPC D



## DESCRIPTION

We are pleased to present to the market this modern build three bedroom semi-detached house, ideal for any first time buyers looking for their ideal home. Located in the heart of Cwmavon, this property benefits from close access to local shops, Ysgol Gynradd Cwmafan Primary School, Cwmafan Infant School, amenities and has good transport links.

The property briefly consists of a reception room, kitchen, downstairs bathroom, three bedrooms and ensuite. Externally there is a front garden providing off road parking and rear garden.

## ENTRANCE

Accessed via part glazed PVCu front door into:

## PORCH

Skimmed ceiling. Emulsioned walls. Radiator. Wood effect laminate flooring. Staircase to first floor accommodation. Door into ground floor accommodation.

## RECEPTION (13' 9" x 10' 10") or (4.20m x 3.31m)

Stippled ceiling. Emulsioned walls with one papered accent wall. Understair storage cupboard. Radiator. Wood effect laminate flooring. Front facing PVCu double glazed window with fitted vertical blinds. Door into:

## KITCHEN (12' 1" x 10' 5") or (3.69m x 3.17m)

Stippled ceiling. Emulsioned walls. Ceramic tiles to splash back areas. Radiator. Ceramic floor tiles. Room is fitted with a range of cherry wood wall and floor units with complementary laminate worktops. One and a half stainless steel sink and drainer with chrome hot and cold mixer tap. Built in four ring gas hob with over head extraction hood and built in electric oven below. Under counter space for washing machine and space for upright fridge/freezer. Storage cupboard. Door into:

## DOWNSTAIRS BATHROOM (7' 4" x 5' 7") or (2.23m x 1.71m)

Skimmed ceiling with inset spotlights. Floor to ceiling ceramic wall tiles. Ceramic floor tiles. Wall mounted heated towel rail. Room is fitted with a three piece suite comprising low level w.c. wash hand basin with chrome hot and cold mixer tap set within a white gloss vanity unit, bath tub with chrome hot and cold mixer tap with wall mounted mains fed rainfall shower and glass shower screen. Rear facing frosted PVCu double glazed window. Side facing frosted PVCu double glazed window.

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

Horseshoe shaped conservatory with polycarbonate roof. Low height walls with wrap around PVCu double glazed units. Papered accent wall. Mounted electric heater. PVCu french double glazed doors leading out to rear garden.

## LANDING

Stippled ceiling. Emulsioned walls. Fitted carpet. Side facing PVCu double glazed window with fitted venetian blind. Doors leading off.



### **BEDROOM 1 (13' 10" x 9' 10") or (4.21m x 3.00m)**

Skimmed ceiling with ceiling fan light. Papered walls. Radiator. Fitted carpet. Front facing PVCu double glazed window with curtain pole and fitted vertical blinds. Door into:

### **EN SUITE (3' 9" x 2' 11") or (1.14m x 0.90m)**

Skimmed ceiling. Floor to ceiling ceramic wall tiles. Vinyl flooring. Front facing frosted PVCu double glazed window with fitted venetian blind. Room is fitted with a two piece suite comprising pedestal wash hand basin with hot and cold mixer tap and low level w.c.

### **BEDROOM 2 (10' 5" x 9' 5") or (3.17m x 2.88m)**

Skimmed ceiling. Papered walls with picture rail. Radiator. Fitted carpet. Rear facing PVCu double glazed window with curtain pole and fitted venetian blinds. Built in storage cupboard with mirrored door housing the combination boiler.

### **BEDROOM 3 (8' 11" x 8' 6") or (2.72m x 2.58m)**

Skimmed ceiling. Loft access hatch. Papered walls with picture rail. Radiator. Fitted carpet. Rear facing PVCu double glazed window with curtain pole and fitted venetian blinds.

### **OUTSIDE**

The front is bounded by wall. Open driveway laid to gravel. Garden made mainly to lawn. Stone paved pathway leading to front door and around to wooden side gate.

The rear is bounded on three sides by wall and fence. Laid mainly to lawn with stone paved sun terrace off the conservatory. Further decked area. Side borders planted with trees and hedgerow. Rear wooden gate leading to rear lane.


### **NOTE**

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>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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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