

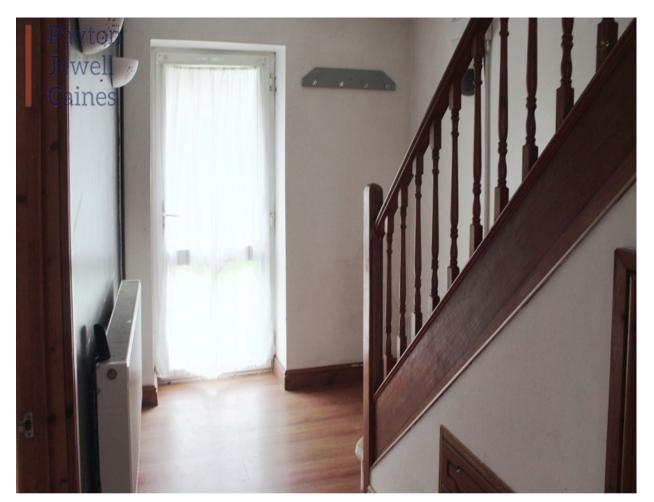
Cwmclais Road, Cwmavon, Port Talbot, Neath Port Talbot. SA12 9NA £159,950 PAYTON JEWELL CAINES

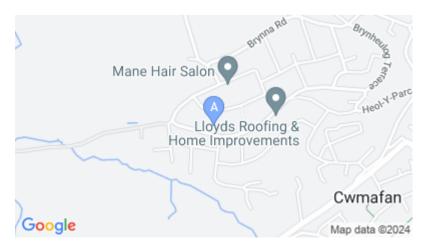
# Cwmclais Road, Cwmavon, Port Talbot, Neath Port Talbot. SA12 9NA

Pleased to offer to the market this three bedroom semi detached non traditional house located in the heart of Cwmavon, close to local schools, shops, amenities and transport links. Early viewing is recommended. No ongoing chain.

# £159,950

- Three bedroom semi detached house
- Spacious lounge
- Open plan kitchen/diner
- Large front and rear garden
- No ongoing chain
- Council tax B/







#### DESCRIPTION

Pleased to offer to the market this three bedroom semi detached non traditional house located in the heart of Cwmavon, close to local schools, shops, amenities and transport links. Early viewing is recommended. No ongoing chain.

Accommodation briefly consist of hallway, reception room, kitchen and diner. To the first floor three bedroom and bathroom. To the outside front and rear gardens.

#### HALLWAY

Access via PVCu double glazed front door. Skimmed ceiling. Emulsioned walls. Three wall lights. Radiator. Stairs to first floor. Under stair storage. Wood effect laminate floor. Doors leading off.

## **RECEPTION 1** (13' 7" x 13' 5") or (4.15m x 4.10m)

Skimmed ceiling. Emulsioned walls with one papered wall. Front facing PVCu double glazed window set with box bay. Granite hearth and fire surround with inset gas fire. Radiator. Fitted carpet. Bi-fold wooden part glazed doors into:

## KITCHEN/DINER (22' 6" x 8' 10") or (6.86m x 2.70m)

Skimmed ceiling. Emulsioned with ceramic tiles to splash back areas. Two rear facing PVCu double glazed windows. Kitchen is fitted with a range of cream gloss floor and wall cupboards. Laminate worktops. Stainless steel one and half sink and drainer. Built-in stainless steel four ring gas hob with built-in electric oven below and overhead extractor hood. Built-in storage cupboard. Breakfast bar. Radiator. Wood effect laminate floor. PVCu double glazed door to rear garden.

#### LANDING

Skimmed ceiling. Loft access hatch. Emulsioned walls. Side facing PVCu double glazed window. Fitted carpet. All doors leading off.

### BEDROOM 1 (11' 9" x 10' 8") or (3.59m x 3.26m)

Ceiling tiles. Emulsioned walls with one papered wall. Front facing PVCu double glazed window. Across one wall a bank of floor to ceiling storage cupboards. Radiator. Fitted carpet.

### BEDROOM 2 (12' 3" x 8' 11") or (3.73m x 2.72m)

Skimmed ceiling. Emulsioned walls with papered wall. Rear facing PVCu double glazed window. Radiator. Built-in storage cupboards with one housing the gas combi boiler. Fitted carpet.

### BEDROOM 3 (9' 9" x 8' 6") or (2.96m x 2.58m)

Artex ceiling. Emulsioned walls. Font facing PVCu double glazed window. Radiator. Built-in over stair storage cupboard. Fitted carpet.

#### BATHROOM (8' 2" x 5' 10") or (2.48m x 1.77m)

PVCu clad ceiling with track spotlight fitting. Part emulsioned part ceramic wall tiles. Large wall mounted inset mirror. Side and rear facing PVCu double glazed windows. Room is fitted with three piece white suite comprising w.c., pedestal wash hand basin and corner bath tub with shower head attachment. Wood effect laminate floor.







### OUTSIDE

The front garden is laid mainly to lawn with concrete path leading to front door. Stone paved front terrace. Side access.

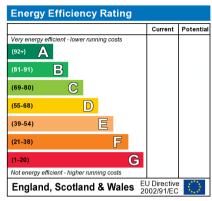
The rear garden in need of some of work. Concrete terrace. Stone steps leading up to two tiered levels which require landscaping. Stone built storage shed. Garden is bounded on three sides by wood fence.







# EPC



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**

Please visit pjchomes.co.uk for a full list of our properties for sale and to rent.

Follow us on Facebook and Twitter for the latest PJC news.

twitter.com/pjchomes
Search 'Payton Jewell Caines'

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.



# www.pjchomes.co.uk 01639 891268

#### Bridgend

Sales: 01656 654 328 bridgend@pjchomes.co.uk Lettings: 01656 869 000 bridgendrentals@pjchomes.co.uk

#### Pencoed

Sales: 01656 864 477 pencoed@pjchomes.co.uk Lettings: 01656 869 000 bridgendrentals@pjchomes.co.uk Port Talbot Sales: 01639 891 268 porttalbot@pjchomes.co.uk

Lettings: 01639 891 268 porttalbotrentals@pjchomes.co.uk