

Payton  
Jewell  
Caines



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

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.



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