

Payton
Jewell
Caines



Ebbw Vale Row, Cwmavon, Port Talbot,
Neath Port Talbot. SA12 9AY

£0

PJC PAYTON
JEWELL
CAINES

Ebbw Vale Row, Cwmavon, Port Talbot, Neath Port Talbot. SA12 9AY

We are pleased to present to the market this recently renovated four bedroom mid terrace house situated in the lovely village of Cwmavon, the property is within walking distance to local schools, shops and amenities. Close to local river walks. Viewing is highly recommended to appreciate this lovely family home.

£0

- Four bedroom mid terrace house
- Renovated throughout
- Downstairs w.c.
- Bedroom with ensuite.
- No ongoing chain



DESCRIPTION

We are pleased to present to the market this recently renovated four bedroom mid terrace house situated in the lovely village of Cwmavon, the property is within walking distance to local schools, shops and amenities. Close to local river walks. Viewing is highly recommended to appreciate this lovely family home.

Accommodation briefly consists of entrance hallway, two reception rooms, kitchen, rear lobby and w.c. To the first floor two bedrooms and bathroom. To the second floor two bedrooms and an en-suite. To the outside a rear enclosed garden.

ENTRANCE HALLWAY

Access via part glazed PVCu front door. Skimmed ceiling. Emulsioned walls. Fitted storage cupboard. Wood effect floor.

RECEPTION 1 (15' 1" x 10' 2") or (4.60m x 3.10m)

Skimmed ceiling. Emulsioned walls. PVCu double glazed window overlooking the lobby. Understair storage. Fitted carpet. Square archway into:

RECEPTION 2 (11' 2" x 9' 10") or (3.40m x 3.0m)

Skimmed ceiling. Emulsioned walls. Front facing PVCu double glazed window with fitted vertical blinds. Storage cupboard housing the gas meter. Fitted carpet. Archway into:

KITCHEN (15' 5" x 6' 1") or (4.70m x 1.85m)

Skimmed ceiling with led spotlights. Emulsioned walls. Side and rear facing PVCu double glazed windows with vertical blinds. Kitchen is fitted with a range of floor and wall mounted cabinets in grey with black handles. Complimentary worktops. Inset sink with mixer tap and drainer. Integrated electric oven with ceramic hob and overhead extractor hood. Ceramic tiles to splashback areas. Plumbing for automatic washing machine. Laminate floor.

REAR LOBBY

Skimmed ceiling with led spotlights. Emulsioned walls. Laminate floor.

DOWNSTAIRS W.C.

Skimmed ceiling with led spotlights. Emulsioned walls. Low level W.C. Laminate floor.

LANDING

Skimmed ceiling. Emulsioned walls. Front facing PVCu double glazed window with fitted vertical blinds. Fitted carpet. Stairs leading to second floor.

BATHROOM

Skimmed ceiling with LED spotlights. Respatex walls. Rear facing frosted PVCu double glazed window. Three piece suite in white comprising w.c., wash hand basin and bath with overhead plumbed shower and a side glazed shower screen. Wall mounted heated towel rail. Laminate floor.



BEDROOM 4 (8' 10" x 8' 2") or (2.70m x 2.50m)

Skimmed ceiling. Emulsioned walls. Rear facing PVCu double glazed window with fitted vertical blinds. Fitted cupboard housing the combination boiler. Fitted carpet.

BEDROOM 2 (12' 4" x 9' 10") or (3.75m x 3.0m)

Skimmed ceiling. Emulsioned walls. Front facing PVCu double glazed window with fitted vertical blinds. Fitted carpet.

BEDROOM 1 (12' 2" x 11' 8") or (3.70m x 3.55m)

Skimmed ceiling. Emulsioned walls. Front facing double glazed window with fitted vertical blinds. Fitted carpet.

BEDROOM 3 (9' 6" x 8' 10") or (2.90m x 2.70m)

Skimmed ceiling. Emulsioned walls. Rear facing PVCu double glazed window with vertical blinds. Fitted carpet. Door into:

EN SUITE


Skimmed ceiling with inset spotlights. Respatex wall covering. Three piece suite comprising w.c., wash hand basin and walk in shower with a side glazed screen. Wall mounted heated towel rail. Laminate floor.

OUTSIDE

Enclosed rear garden. Laid to patio. Raised flower beds. Brick built storage shed. Gates to rear lane access. (Rear wall could be removed to provide off road parking if needed.)



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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.



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 in relation to these charges has been provided to us by the vendor and has not been verified 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