

Payton
Jewell
Caines



Ffordd Dinas, Cwmavon, Port Talbot, Neath
Port Talbot. SA12 9BS

£299,950

PJC PAYTON
JEWELL
CAINES

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PJC are pleased to welcome to the market this spacious self build two bedroom detached bungalow situated in the heart of Cwmavon and located within close proximity to local shops, amenities, Ysgol Gynradd Cwmafan Primary School and transport links. Property benefits from larger than average sized rooms and a large loft space with potential to convert to bedrooms. Property is offered with NO ON-GOING CHAIN.

£299,950 - Freehold

- Two bedroom detached bungalow
- Spacious accommodation throughout
- Large loft space with conversion potential
- Garage with off road parking
- NO ON-GOING CHAIN
- Council Tax D/EPC



DESCRIPTION

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Accommodation briefly consists of hallway, lounge, kitchen/diner, wet room and two spacious bedrooms.

Externally there are front and rear gardens with a detached garage and off road parking.

ENTRANCE

Access via solid wood and glazed door leading into:

WELCOMING ENTRANCE HALL

Papered ceiling. Loft access hatch. Papered walls with wall mounted wall lights. Radiator. Solid wood parquet flooring. Doors leading off.

LOUNGE (20' 6" x 14' 10") or (6.26m x 4.51m)

Tongue and groove clad ceiling. Papered walls. Inset electric fire. Front facing oak effect PVCu double glazed window. Radiator. Fitted carpet.

KITCHEN/DINER (20' 6" x 12' 6") or (6.25m x 3.82m)

Papered ceiling. Fluorescent tube light. Emulsioned walls with ceramic tiles to splash back areas. Two PVCu double glazed windows one to front and side of property. Radiator. Kitchen is fitted with a range of wood wall and base units with laminate worktops. One and a half stainless steel sink and drainer. Built in four ring electric hob with overhead extractor hood. Built in high level double electric oven and grill. Space for washing machine and microwave. Built in storage cupboards. Vinyl flooring to kitchen. Fitted carpet to dining area.

BEDROOM 1 (13' 9" x 13' 0") or (4.18m x 3.95m)

Tongue and groove clad ceiling. Emulsioned walls with two feature papered walls. Rear facing PVCu double glazed window. Radiator. Fitted carpet.

BEDROOM 2 (13' 8" x 13' 0") or (4.17m x 3.95m)

Tongue and groove clad ceiling. Emulsioned walls with one feature papered walls. Rear facing PVCu double glazed window. Radiator. Fitted carpet. Floor to ceiling built in wardrobes one housing the combination boiler.

WET ROOM (8' 9" x 7' 8") or (2.67m x 2.33m)

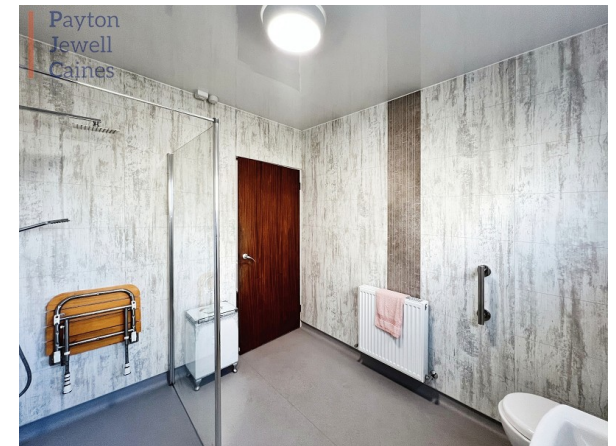
Respatex clad ceiling. Floor to ceiling respatex clad walls. Side facing PVCu frosted double glazed window. Radiator. Chrome wall mounted heated towel rail. Non-slip flooring. Room is fitted with a three piece suite comprising low level w.c. wash hand basin set within vanity unit, walk-in shower with chrome rainfall head shower, shower chair and fixed glass screen.



OUTSIDE


To the front the garden is enclosed on three sides by block wall. Laid mainly to lawn. Stone paved sun terrace. Concrete driveway leading to single garage accessed via traditional up and over door.

To the rear the garden is bounded on three sides by block wall. Stone pavers leading to side access gate to the front. Rear courtesy door to garage. Steps leading up to a stone paved sun terrace and lawned area.



For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	62	
(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.



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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