

Payton
Jewell
Caines



Salem Road, Cwmavon, Port Talbot, Neath
Port Talbot. SA12 9EL

£210,000



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We are delighted to present to the market this beautiful traditional build three bedroom family home set in the heart of Cwmavon with good links to local school, shops, amenities and transport links. Early viewing is highly recommended on this lovely family home.

£210,000 - Freehold

- Traditional three bedroom semi detached house
- Downstairs w.c.
- Large open plan kitchen/living/dining room
- Three bedrooms and attic conversion
- Freehold
- EPC rating /council tax band



DESCRIPTION

We are delighted to present to the market this beautiful traditional build three bedroom family home set in the heart of Cwmavon with good links to local school, shops, amenities and transport links. Early viewing is highly recommended on this lovely family home.

Key features.

Three bedroom family home.

Attic conversion currently used at fourth bedroom.

Open plan kitchen/living/dining room.

Downstairs W.C.

Freehold.

ENTRANCE HALL

Access via composite front door with top glazed panel. Skimmed ceiling. Emulsioned walls with one papered wall. Radiator. Grey laminate flooring. Front facing PVCu frosted glazed panel. Doors leading off.

DOWNSTAIRS W.C.

Skimmed ceiling with inset spotlight. Emulsioned and tiled walls. Ceramic floor tiles. Room is fitted with a two piece suite comprising low level w.c. and vanity wash hand basin.

RECEPTION 1 (13' 6" x 13' 6") or (4.12m x 4.11m)

Skimmed ceiling. Emulsioned walls with papered alcoves. Fitted carpet. Front facing PVCu double glazed window set within bay with fitted vertical blinds. Radiator. Open fire place with stone hearth and inset free standing log burner.

OPEN PLAN KITCHEN/LIVING/DINING. (24' 9" max x 17' 9") or (7.54m max x 5.42m)

Skimmed ceiling. Two velux windows. Inset spotlights to kitchen/dining area. Emulsioned walls. Grey wood effect laminate floor. Radiator. Rear facing PVCu bi-fold doors. Kitchen is fitted with a range of grey shaker style floor and wall cupboards. Quartz worktops. Integrated fridge and freezer. Integrated oven and microwave. Built in five ring gas hob with overhead black extractor hood. Inset Belfast sink with quooker tap. Integrated slim line dishwasher. Island with built in storage below.

UTILITY ROOM (7' 7" x 7' 7") or (2.32m x 2.31m)

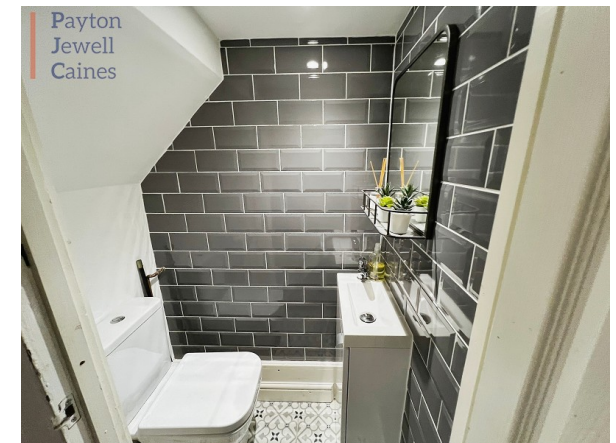
Skimmed ceiling. Flush light fitting. Emulsioned walls. Ceramic floor tiles. Room is fitted with a range of grey gloss floor and wall cupboards with laminate worktops. Round stainless steel sink. Under counter space for washing machine. Space for an upright fridge freezer. Tall cupboard housing gas fired combination boiler.

LANDING

Skimmed ceiling. Emulsioned walls. Fitted carpet. Side facing PVCu double glazed window with fitted vertical blinds. Stairs leading to occasional room. Doors leading off.

BEDROOM 1 (13' 1" x 10' 8") or (4.0m x 3.24m)

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



BEDROOM 2 (11' 10" x 10' 8") or (3.60m x 3.24m)

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

BEDROOM 3 (7' 4" x 6' 11") or (2.24m x 2.11m)

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

FAMILY BATHROOM (8' 7" x 7' 9") or (2.61m x 2.35m)

Skimmed ceiling. Flush light fitting. Emulsioned walls with ceramic wall tiles to splash back areas. Ceramic floor tiles. Wall mounted heated towel rail. Front and side facing PVCu double glazed windows with fitted roller blinds. The room is fitted with a three piece suite comprising low level w.c., wall mounted wash hand basin set within vanity and p shaped bath with central fill tap and wall mounted mains fed shower.

OCCASIONAL ROOM (13' 9" x 11' 3") or (4.18m x 3.42m)

Skimmed ceiling with inset spotlights. Velux window with fitted blind. Emulsioned walls. Fitted carpet. Storage cupboards into the eaves.

OUTSIDE

Front garden is bounded by brick and block wall. Laid mainly to concrete. Graveled border. Concrete path leading to side with wooden side gate leading through to rear garden.

Rear garden is bounded on three sides by wood painted fence. Block wall to rear. Wooden gate leading to lane. Garden set over two levels with astro turf area. Stone steps leading up to terrace area. Laid to astro turf and concrete hard stand. Wooden shed.


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

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(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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