

Payton  
Jewell  
Caines



Tarren Terrace, Cwmavon, Port Talbot,  
Neath Port Talbot. SA12 9HA

£139,950

**PJC** PAYTON  
JEWELL  
CAINES



## Tarren Terrace, Cwmavon, Port Talbot, Neath Port Talbot. SA12 9HA

We are pleased to present for sale with NO ON-GOING CHAIN. This traditional three bedroom mid terrace property situated in the heart of Cwmavon village. Property benefits from two reception rooms and a nursery/study to the first floor. This property would make an ideal first time purchase or family home.

**£139,950 - Freehold**

- Three bedroom mid terrace house
- Downstairs shower room
- W.C. to first floor
- Low maintenance rear garden with off road parking.
- NO ON-GOING CHAIN





## DESCRIPTION

We are pleased to present to the market with NO ON-GOING CHAIN this traditional three bedroom mid terrace house which would make an ideal purchase for those looking for a property to modernise and make their own. Located in the heart of Cwmavon and situated within close proximity to local shops, Ysgol Gynradd Cwmafan Primary School, amenities and good transport links.

Property briefly comprises to ground floor entrance hall, two reception rooms, kitchen, shower room and to the first floor three bedrooms, w.c. and nursery/study.

Externally There is a larger than average enclosed rear garden with off road parking.

## ENTRANCE

Accessed via PVCu door into:

## VESTIBULE

Papered ceiling and walls. Wall mounted electric box. Fitted carpet. Timber door with stain glass panel leads through to:

## ENTRANCE HALL

Wood chip and ceiling light. Papered walls. Radiator. Staircase to first floor. Fitted carpet. Doorway through to:

## RECEPTION 1 (12' 2" x 10' 0") or (3.70m x 3.04m)

Papered ceiling and coved. Papered walls. PVCu double glazed window to front of property. Low level storage built into alcoves. Focal point to the room is a fireplace with wooden mantle and tiled hearth and surround. Space for electric fire. Fitted carpet. Double archway leading through to:

## RECEPTION 2 (12' 9" x 11' 6") or (3.89m x 3.50m)

Papered ceiling and coved. Papered walls. PVCu double glazed window to the rear of the property. Low level built in storage to the alcoves. Fitted carpet. Doorway through to:

## KITCHEN (10' 6" x 9' 3") or (3.19m x 2.83m)

Emulsioned ceiling and coved. Part papered part wood effect tongue and groove wall cladding. PVCu double glazed window to the side of property. Radiator. Under stair storage. Kitchen is fitted with a range of wall and base units in solid wood with coordinating roll edge work surfaces. Stainless steel sink with drainer and chrome taps. Space for cooker and fridge/freezer. Wood effect vinyl flooring. Doorway leading to:

## REAR HALLWAY

Stippled ceiling. Loft access hatch. Part stippled and part tongue and groove clad walls. Space and plumbing for automatic washing machine. Built in cupboard. Tiled floor. PVCu frosted glazed panelled door leading to rear. Doorway leading through to:

## SHOWER ROOM (10' 4" x 5' 4") or (3.14m x 1.62m)

Polystyrene tiled ceiling. Respatex panelling to walls. PVCu double glazed frosted window to the rear. Radiator. Room comprises low level w.c. walk-in adapted shower with over head electric shower and tiles to splash back, pedestal wash hand basin. Wall mounted gas fired boiler. Laminate to floor.



## LANDING

Papered ceiling. Loft access hatch. Papered walls. Fitted carpet. Doors leading off.

## BEDROOM 1 (12' 4" x 10' 3") or (3.77m x 3.13m)

Stippled ceiling and coved. Papered walls. PVCu double glazed windows to the front. Fitted carpet.

## BEDROOM 2 (10' 4" x 9' 2") or (3.15m x 2.80m)

Papered ceiling and coved. Papered walls. PVCu double glazed windows to the rear. Fitted carpet.

## BEDROOM 3 (9' 4" x 7' 3") or (2.85m x 2.21m)

Wood panelling to ceiling. Papered walls. PVCu double glazed windows to the side. Vinyl wood effect flooring.

## NURSERY/STUDY (5' 10" x 5' 5") or (1.79m x 1.66m)

Emulsioned ceiling. Loft hatch. Papered walls. PVCu double glazed windows to the front. Fitted carpet.

## W.C. (6' 2" x 2' 11") or (1.87m x 0.90m)

Wood panelling to ceiling. Papered walls. PVCu frosted window to side of property. Low level w.c. wall hung wash hand basin. Wood effect vinyl flooring.

## OUTSIDE

To the rear the garden is enclosed and low maintenance. Laid to patio slabs. Wooden gated access leading to rear lane with beautiful mountain views. The rear garden continues passed the rear lane with space for off road parking.

To the front of the property the garden is low maintenance with a patio four court. Bound by stone wall with wrought iron gate.

## 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](http://www.pjchomes.co.uk)



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	54	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b> 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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