



Ynys Y Wern, Cwmavon, Port Talbot, Neath  
Port Talbot. SA12 9DJ

£285,000



## Ynys Y Wern, Cwmavon, Port Talbot, Neath Port Talbot. SA12 9DJ

Modern 4 bedroom detached house comprising entrance hall, lounge, kitchen / diner, utility, wc, bedroom 1 with en-suite, 3 further bedrooms and family bathroom. Low maintenance front and rear gardens. Integral single garage and driveway parking.

£285,000

- MODERN 4 bedroom detached house
- Integral garage and side by side driveway parking
- Fitted wardrobes to 2 bedrooms
- Open plan kitchen / diner
- Utility room & WC
- Council tax - / EPC -





## DESCRIPTION

Modern 4 bedroom detached house comprising entrance hall, lounge, kitchen / diner, utility, wc, bedroom 1 with en-suite, 3 further bedrooms and family bathroom. Low maintenance front and rear gardens. Integral single garage and driveway parking.

Cwmavon is a village suburb of Port Talbot where there is a local primary school, shops and public houses. There are leisure facilities within the village and easy access to the Afan Valley. Port Talbot town centre is approximately 2 miles south giving access to the M4 motorway and mainline train network.

### Key Features

LEASEHOLD - 109 years remaining.

Ground rent and service = £376 every 6 months

Fitted wardrobes to bedrooms 1 and 2

Low maintenance front and rear gardens

Sought after development

## ENTRANCE HALL

Access via part frosted glazed front door into the entrance hallway. Emulsioned ceiling and walls, skirting, fitted carpet, Doorway into lounge.

## LOUNGE (16' 9" x 9' 8") or (5.10m x 2.95m)

Overlooking the front of the property via PCU double glazed window with a fitted roller blind and curtain pole. Finished with emulsioned ceiling with ceiling mounted smoke detector, emulsioned walls with two feature paper walls, skirting, fitted carpet. Wall mounted electric fire and wall mounted brackets for flatscreen TV. Under stair storage and a doorway through into the open plan kitchen / diner

## KITCHEN/DINER (17' 3" x 9' 4") or (5.25m x 2.85m)

Overlooking the rear garden via PVCU double glazed French doors and PVC double glazed window both with fitted roller blinds and finished with emulsioned ceiling with one central light pendant and row of spotlights. Emulsioned walls, skirting and a wood effect high gloss floor. The kitchen is arranged with low level and wall mounted units with brushed chrome handles and a complementary rolltop work surface. Inset one and a half basin sink with swan neck tap and drainer. Integrated electric oven with four gas ring hob, overhead extractor and glass splashback. Space for high-level fridge freezer. Ample space for dining table and chairs. Doorway through into utility room;

## UTILITY

Part glazed door leading to the rear garden with a fitted roller blind and finished with Emulsioned ceiling and walls, skirting and a continuation of the wood effect floor. Wall mounted Ideal Logic gas fired boiler. Under the counter plumbing for washing machine and space for tumble and a rolltop work surface. Wall mounted extractor.



## W.C.

WC PVCU frosted glazed window to the side with a fitted roller blind. Emulsioned ceiling and walls, skirting and a wood effect floor. Two piece suite in white with WC and a wash hand basin with chrome mixer tap and ceramic tiles to the splashback. Radiator.

## STAIRS AND LANDING

To the first floor via stairs with fitted carpet and wooden balustrade. Access to loft storage, emulsioned ceiling and walls, skirting, fitted carpet. Fitted storage cupboard housing the hot water tank and additional shelving.

## BEDROOM 1 (14' 3" x 11' 6") or (4.35m x 3.50m)

Measured to the face of the fitted wardrobes. Overlooking the front of the property via two PVCU double glaze windows both with fitted roller blinds and curtain poles and finished with emulsion ceiling and walls at one feature papered wall and floor to ceiling fitted wardrobes with sliding doors one mirrored stop.

## EN SUITE

PVCu frosted glazed window to the side with a fitted roller blind. Emulsioned ceiling, central light fitting, ceiling mounted extractor fan, emulsioned walls, skirting and a vinyl floor. Three-piece suite in white with WC, wash handbasin with chrome mixer tap and a separate shower cubicle with concertina glazed door housing a plumbed shower with ceramic tiles to all splashbacks. Wall mounted shaver point and a radiator. Wall mounted mirrored bathroom cabinet.

## BEDROOM 2 (14' 3" x 8' 8") or (4.35m x 2.65m)

Overlooking the front via PVCu double glazed window with a fitted roller blind and curtain pole and finished with emulsioned ceiling and walls, skirting, fitted carpet, Floor to ceiling double fitted wardrobe with sliding mirrored doors and a fitted storage cupboard.

## FAMILY BATHROOM

PVCu frosted glazed window to the rear with a fitted roller blind. Emulsioned ceiling with central light fitting, emulsioned walls, skirting and a vinyl floor. 3 piece suite in white with a WC, wash hand basin with chrome mixer tap and bath with chrome mixer tap and shower attachment with a side glazed shower screen, radiator and a wall mounted bathroom cabinet.

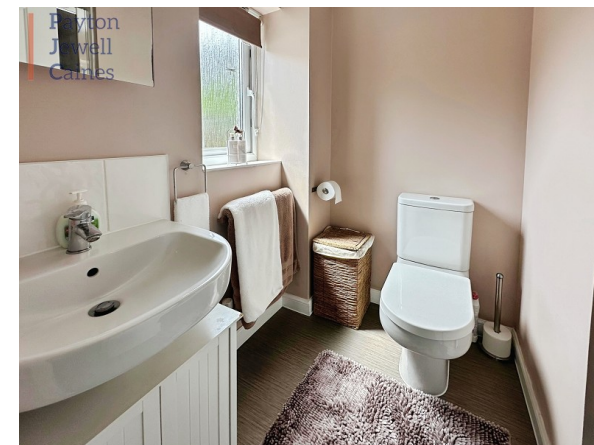
## BEDROOM 3 (12' 4" x 8' 10") or (3.75m x 2.70m)

L-shaped room.

Overlooking the rear garden via PVCu double glazed window with a fitted roller blind and curtain pole and finished with emulsioned ceiling and walls, skirting and fitted carpet.

## BEDROOM 4 (9' 6" x 6' 11") or (2.90m x 2.10m)

Overlooking the rear garden via PVCu double glazed window with a fitted roller blind and curtain pole finished with emulsioned ceiling and walls, skirting, fitted carpet.





## OUTSIDE

Open aspect front garden laid to artificial grass with hedge line and a tarmac driveway suitable for parking side-by-side.

Enclosed rear garden laid to patio and artificial grass, all enclosed by close board fence. Side gated access back to the front of the property. Outside tap and outside security light.


Integral single garage with traditional up and over door. Light and power.

## NOTE

We have been informed that the property is held leasehold however we have not inspected the title deeds.



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	76	
(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.



GROUND FLOOR



FIRST FLOOR

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

01639 891268

## Bridgend

Sales: 01656 654 328

[bridgend@pjchomes.co.uk](mailto:bridgend@pjchomes.co.uk)

Lettings: 01656 869 000

[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Pencoed

Sales: 01656 864 477

[pencoed@pjchomes.co.uk](mailto:pencoed@pjchomes.co.uk)

Lettings: 01656 869 000

[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Port Talbot

Sales: 01639 891 268

[porttalbot@pjchomes.co.uk](mailto:porttalbot@pjchomes.co.uk)

Lettings: 01639 891 268

[porttalbotrentals@pjchomes.co.uk](mailto:porttalbotrentals@pjchomes.co.uk)