

Payton
Jewell
Caines



Swn Y Nant Pine Valley, Cwmavon, Port
Talbot, Neath Port Talbot. SA12 9NE

£389,950

PJC PAYTON
JEWELL
CAINES

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Viewing is highly recommended on this well presented
THREE BEDROOM DETACHED bungalow situated in the
popular area of Pine Valley in the quiet village of
Cwmavon, boasting great views. Located in close
proximity to local primary schools, shops and transport
links taking you into Port Talbot that offers you good
transport links to Swansea and M4. NO ONGOING
CHAIN

£389,950 - Freehold

- Three bedroom detached bungalow
- Kitchen/breakfast room
- Lounge/diner
- Ensuite to bedroom one
- Attached double garage with driveway



DESCRIPTION

We are pleased to offer to market this well presented three bedroom detached bungalow which offers spacious accommodation throughout. Situated within the popular residential area of Cwmavon, the property is within easy access of local shops, schools and amenities with good road and transport links to the M4 corridor. NO ONGOING CHAIN

Accommodation briefly consists of entrance hall, lounge/diner, kitchen/breakfast room, three bedroom with ensuite to one bedroom, family bathroom, utility, W.C and attached double garage. Externally there is a driveway and wrap around garden.

ENTRANCE HALL

Access via a PVCu front door with glazed side panels.

Skimmed and coved ceiling. Emulsioned walls. Two radiators. Fitted carpet. Archway leading to a small seating area. Built-in wardrobes with glass mirrored doors. All doors leading off.

FAMILY BATHROOM (12' 11" x 7' 10") or (3.94m x 2.38m)

Skimmed and coved ceiling. Inset spotlights. Rear facing PVCu frosted double glazed window. Floor to ceiling ceramic wall tiles. Radiator. Fitted carpet. Room is fitted with a five Piece suite comprising low-level W.C., pedestal wash hand basin, corner Jacuzzi bath, bidet and corner shower cubicle with a mains fed shower, pink shower tray and glass shower screen.

BEDROOM 1 (15' 7" x 10' 0") or (4.76m x 3.05m)

Skimmed and coved ceiling. Emulsioned walls. Rear facing PVCu double glazed window. Radiator. Fitted carpet. Built in wardrobes. Sliding door into:

EN-SUITE (13' 0" x 6' 0") or (3.95m x 1.82m)

Skimmed and coved ceiling. Part emulsioned and part ceramic tiled walls. Rear facing frosted PVCu double glazed window. Radiator. Non slip flooring. Room is fitted with a three piece suite comprising low level W.C., pedestal wash hand basin and walk-in shower with a chrome mains fed shower and extractor fan.

BEDROOM 2 (14' 4" x 11' 5") or (4.37m x 3.48m)

Skimmed and coved ceiling. Emulsioned walls. Front facing PVCu double glazed window set within a bay. Radiator. Fitted carpet.

BEDROOM 3 (11' 5" x 9' 10") or (3.48m x 2.99m)

Skimmed and coved ceiling. Emulsioned walls. Front facing PVCu double glazed windows. Radiator. Fitted carpet.

LOUNGE / DINING ROOM (21' 2" x 15' 7") or (6.44m x 4.76m)

Papered and coved ceiling. Emulsioned walls. Side facing PVCu double glazed patio doors leading to the Side garden. Two radiators. Fitted carpet. Focal point to the room is the marble tiled hearth and fire surround.



KITCHEN/BREAKFAST ROOM (16' 0" x 11' 7") or (4.87m x 3.53m)

Skimmed and coved ceiling. Inset spotlights. Part emulsioned walls tiles to splashback areas. Front facing PVCu double glazed window. Side facing PVCu double glazed window. Frosted glazed PVCu door leading to side of property. Radiator. Tiled flooring. Kitchen is fitted with a range of wall and base units with complementary work surfaces. Inset one and a half sink and drainer. Built in four ring electric hob with extractor hood above. Built in oven. Space for microwave. Integrated dishwasher. Integrated fridge freezer. Breakfast bar area with seating.

INNER PASSAGE

Skimmed ceiling. Emulsioned walls. Fitted carpet. Door into attached garage and opening into:

UTILITY ROOM (12' 0" x 7' 1") or (3.65m x 2.17m)

Skimmed ceiling. Emulsioned walls. Tiles to splashback area. Part PVCu frosted glazed door leading to rear garden. Radiator. Fitted carpet. Room is fitted with base units with complementary work surfaces. Inset stainless steel sink and drainer. Space for washing machine. Door into:

W.C. (4' 8" x 2' 5") or (1.42m x 0.73m)

Skimmed ceiling. Emulsioned walls. Side facing frosted PVCu double glazed window. Fitted carpet. W.C.

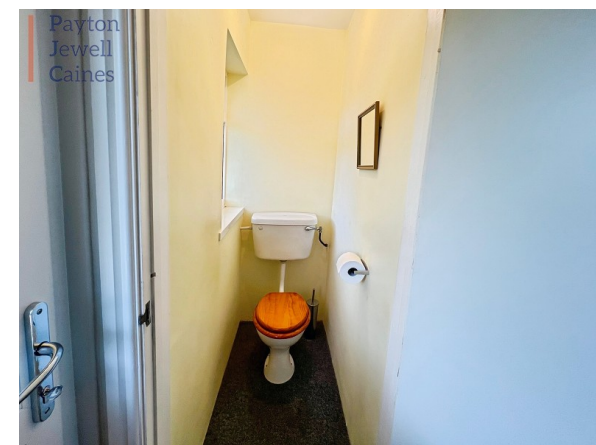
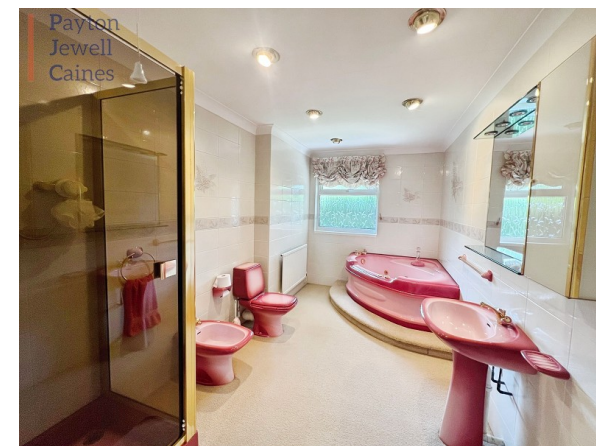
GARAGE

Attached garage is accessed via remote controlled electric door. Side frosted window and rear frosted window. There is power to the garage. Loft access hatch via aluminium ladder.

OUTSIDE

The front is bounded on two sides by wall and fence. There is a brick driveway leading to the double garage. Footpath leading to the side sun terrace. Planted borders with mature shrubs and trees. Remote controlled sun canopy.

To the side of the property there is a paved sun terrace ideal for garden furniture. Steps leading down to a generous sized lawned garden. The lawn area is planted with an abundance of mature trees and shrubs. The garden wraps round to the rear where there is a paved footpath leading you all the way round to the front of the property. Rear and side gardens are bounded by hedgerow.



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	70	77
(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.



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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