



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

£179,950

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Situated on a modern residential development of similar style properties within the village of Cwmavon this three bedroom mid terrace house is an ideal purchase for first time buyers or growing families. The property benefits from off road parking, downstairs cloakroom, open plan kitchen/diner and family bathroom to first floor. Available with no ongoing chain.

£179,950

- Three bedroom terrace house
- Open plan kitchen/diner
- Downstairs cloakroom
- Family bathroom to first floor
- Off road parking
- No ongoing chain



DESCRIPTION

Welcoming to the market this three bedroom terraced house situated in a popular cul-de-sac in Cwmavon, there is a bus stop conveniently located at the entrance of the development a short walk to the local public house and restaurant The Brit. There are local schools and shops and also a short drive away is Port Talbot town centre. Available with no ongoing chain.

Key features.

The property is leasehold.

Term 125 years from 01/10/2010.

Ground rent £539.58 annually.

HALLWAY

Access via part glazed front door. Skimmed ceiling. Emulsioned walls. Radiator. Fitted carpet. Doors Leading off.

CLOAKROOM (5' 9" x 2' 10") or (1.75m x 0.86m)

Skimmed ceiling. Wall mounted consumer unit. Emulsioned walls. Front facing frosted PVCu double glazed window. Radiator. Vinyl floor covering. Room is fitted with a two piece suite comprising low level W.C. and pedestal wash hand basin with tiled splash back.

LOUNGE (15' 10" x 15' 1") or (4.82m x 4.59m)

Skimmed ceiling. Emulsioned walls. Front facing PVCu double glazed window. Two radiators . Fitted carpet. Stairs leading to first floor accommodation. Door into:

KITCHEN/DINER (15' 0" x 8' 4") or (4.56m x 2.53m)

Skimmed ceiling. Emulsioned walls. Extractor fan. Rear facing PVCu double glazed window. Rear facing PVCu double glazed French doors leading into the rear garden. Radiator. Wood effect vinyl floor. Kitchen is fitted with a range of wall and base units with complementary work surfaces. Inset stainless steel sink and drainer. Four ring gas hob with glass splash back and overhead extractor hood. Built in oven below. Under counter space for one kitchen appliance. Space for upright fridge freezer. Cupboard housing wall mounted combination boiler. Door into under stair storage.

LANDING

Skimmed ceiling. Loft access hatch. Emulsioned walls. Fitted carpet. All doors leading off.

FAMILY BATHROOM (6' 1" x 5' 6") or (1.86m x 1.68m)

Skimmed ceiling. Part emulsion and part tiled walls. Extractor fan. Rear facing frosted PVCu double glazed window. Radiator. Vinyl floor covering. Room is fitted with a three piece suite comprising low level W.C., pedestal wash hand basin and panelled bath with overhead mains fed shower.

BEDROOM 1 (13' 5" x 8' 7") or (4.08m x 2.61m)

Skimmed ceiling. Emulsioned walls. Front facing PVCu double glazed window. Radiator. Fitted carpet.



BEDROOM 2 (10' 9" x 8' 7") or (3.28m x 2.61m)

Skimmed ceiling. Emulsioned walls. Rear facing PVCu double glazed window. Radiator. Fitted carpet.

BEDROOM 3 (7' 0" x 6' 2") or (2.13m x 1.89m)

Skimmed ceiling. Emulsioned walls. Front facing PVCu double glazed window. Radiator. Door into over stairs storage cupboard.

OUTSIDE

To the front, the garden is open fronted with a tarmac driveway leading to the front door.

To the rear the garden is bounded on three sides by wall. Paved patio area. Steps leading down to a lawned area. Footpath leading to chippings area leading to the rear side gate given access to a rear lane.

NOTES

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

Term 125 years from 1st January 2010

Ground rent: £539.58Per annum.



Floorplan & EPC

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