

Payton
Jewell
Caines



7 Cronin Avenue, Little Warren, Port Talbot,
Neath Port Talbot. SA12 6BE

£175,995

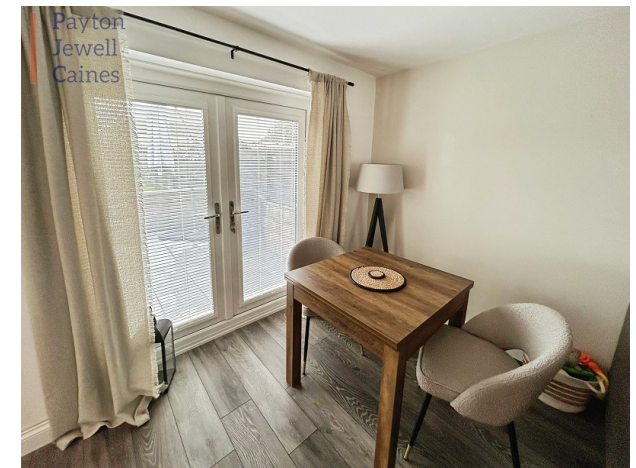
PJC PAYTON
JEWELL
CAINES

7 Cronin Avenue, Little Warren, Port Talbot, Neath Port Talbot. SA12 6BE

We are pleased to present to the market this system build three bedroom mid terrace house situated in the desirable area of Little Warren, within walking distance to Aberavon beachfront, local shops, amenities, Tywyn Primary School and transport links. Beautifully presented throughout. Early viewing recommended on this beautifully presented family home.

£175,995

- Three bedroom system build mid terrace house
- Open plan lounge/diner/kitchen
- Utility room
- Modern kitchen and bathroom
- Off road parking
- Large rear garden



DESCRIPTION

We are pleased to present to the market this beautifully presented three bedroom mid terrace house situated in the desirable area of Little Warren, within walking distance to Aberavon beachfront, Sand Rabbit public house and restaurant, Tywyn Primary School and transport links. Would make an ideal family home. Accommodation briefly consists of; hallway, open plan lounge/diner/kitchen and utility room. To the first floor three bedrooms and family bathroom. Externally the front garden offers road parking and to the rear a large than average garden.

Key features.

This property is system built.

Modern kitchen and bathroom

Freehold

Large rear garden

HALLWAY

Access via PVCu part glazed front door. Emulsioned ceiling. Light fitting. Emulsioned walls. Grey wood effect laminate floor. Stairs to first floor. Door into ground floor accommodation.

LOUNGE/DINER (19' 10" x 11' 5") or (6.04m x 3.48m)

Emulsioned ceiling. Two pendant light fittings. Emulsioned walls. Continuation of wood effect flooring. Front facing PVCu double glazed window with fitted vertical blinds. Rear facing PVCu double glazed french doors with inset Venetian blinds leading out to rear garden. Inset fire place with wooden mantle. Radiator.

KITCHEN (11' 8" x 9' 8") or (3.55m x 2.94m)

Emulsioned ceiling. Inset spotlights. Emulsioned walls with ceramic tiles to splash back areas. Radiator. Continuation of wood effect laminate floor. Rear facing PVCu double glazed window with fitted Venetian blind. PVCu double glazed door leading to rear garden. Kitchen is fitted with a range of white gloss floor and wall cupboards with laminate worktops. Round stainless steel sink and drainer with mixer tap. Built in stainless steel four ring gas hob with over head extractor hood and built in electric oven below. Under counter space for washing machine. Wall mounted breakfast bar. Opening into:

UTILITY ROOM (6' 8" x 6' 4") or (2.04m x 1.92m)

Emulsioned ceiling. Inset spotlights. Emulsioned walls. Radiator. Continuation of wood effect laminate floor. Built in understair storage cupboard. White gloss floor cupboards with laminate worktops. Under counter space for tumble dryer and space for upright fridge freezer. Part glazed PVCu door with glazed side panel leads into front storage area, with another door leading to front of the property.

LANDING

Emulsioned ceiling. Spotlight fitting. Loft access hatch. Emulsioned walls. Fitted carpet. Built in storage cupboard houses gas fired combination boiler. Doors leading off.

BEDROOM 1 (11' 9" x 10' 6") or (3.59m x 3.19m)

Emulsioned ceiling. Pendant light. Emulsioned walls. Fitted carpet. Front facing PVCu double glazed window with fitted Venetian blinds. Radiator. Built in storage cupboard.



BEDROOM 2 (13' 11" x 8' 8") or (4.23m x 2.65m)

Emulsioned ceiling. Pendant light. Emulsioned walls. Fitted carpet. Rear facing PVCu double glazed window with fitted Venetian blind. Radiator.

BEDROOM 3 (10' 8" x 6' 4") or (3.26m x 1.93m)

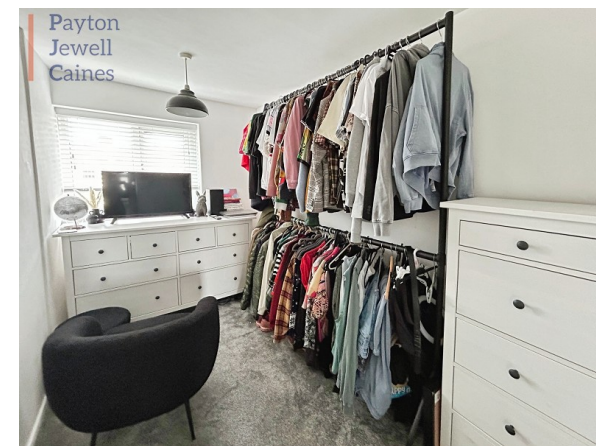
Emulsioned ceiling. Pendant light. Emulsioned walls. Fitted carpet. Front facing PVCu double glazed window with fitted Venetian blind. Radiator.

FAMILY BATHROOM (7' 4" x 5' 7") or (2.23m x 1.69m)

Emulsioned ceiling. Track spotlight fitting. Extractor fan. Porcelain tiles to walls and one emulsioned wall. Ceramic floor tiles. Chrome heated towel rail. Two rear facing frosted PVCu double glazed windows. Room is fitted with a three piece suite comprising W.C., vanity wash hand basin set within white gloss unit and bath tub with wall mounted mains fed rainfall head shower. Glass shower screen.


OUTSIDE

The front is bounded by block and brick wall on three sides. Concrete driveway. Lawn area. Rear garden bounded on three sides by block wall and wood fencing. Laid mainly to lawn. Central concrete path. Tiled sun terrace enclosed by decorative concrete block.



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		85
(69-80) C	69	
(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.



www.pjchomes.co.uk

01639 891268

Bridgend

Sales: 01656 654 328

bridgend@pjchomes.co.uk

Lettings: 01656 869 000

bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477

pencoed@pjchomes.co.uk

Lettings: 01656 869 000

bridgendrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268

porttalbot@pjchomes.co.uk

Lettings: 01639 891 268

porttalbotrentals@pjchomes.co.uk