



Cae Glas, Cwmavon, Port Talbot, Neath
Port Talbot. SA12 9AZ

£320,000

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Four bedroom DETACHED traditional home comprising entrance hall, reception room, kitchen/diner, UTILITY, downstairs WC, four bedrooms with ENSUITE to master bedroom, family bathroom, enclosed rear garden, INTEGRAL GARAGE and OFF ROAD PARKING. Sold with NO ONGOING CHAIN.

£320,000 - Freehold

- Bespoke kitchen/diner/ EPC - , Council tax band - E
- Separate utility / Downstairs WC
- Family bathroom / Ensuite to master
- Integral garage / Off road parking
- Enclosed rear garden / No ongoing chain



DESCRIPTION

We are pleased to present to the market this four bedroom detached traditional build property located in a desirable area of Cwmavon on the Cae Glas development. The property is close to local shops, schools, amenities and transport links. Close to the Afan valley cycle paths and walks. Early viewing recommended on this lovely property that is being sold with no ongoing chain.

ENTRANCE

Via solid wood front door with double glazed panel into hallway finished with artexed ceiling, spot lights, emulsioned walls, radiator and fitted carpet. Stairs to first floor. Door to ground floor accommodation.

RECEPTION 1 (15' 7" max x 13' 1") or (4.75m max x 4.0m)

Measurements into the bay. Artexed and coved ceiling, pendant light, emulsioned walls, two radiators, timber framed square bay double glazed window overlooking the front of the property with fitted Venetian blinds. Timber framed double glazed window overlooking the side of the property with fitted Venetian blind and fitted carpet. Tiled hearth with inset living flame gas fire, wooden surround and mantle. Opening to kitchen/diner.

KITCHEN/DINER (20' 4" x 9' 1") or (6.19m x 2.77m)

Emulsioned and coved ceiling with inset spot lights and two pendant lights, emulsioned walls with ceramic tiles to splash back areas, radiator and wood effect laminate flooring. A range of solid wood bespoke wall and base units with solid wood worktops. Belfast sink with brass mixer tap. Rangemaster double oven with six ring gas hob. Space for side by side upright American style fridge/freezer. Door to utility.

UTILITY (4' 11" x 5' 0") or (1.51m x 1.52m)

Stippled ceiling, flush light fitting, emulsioned walls with ceramic tiles to splash back areas, radiator, wood effect laminate flooring. Laminate work surface with under counter space for two appliances. Wall mounted cupboard. Wall mounted gas fired boiler. Wooden stable style back door with glazed panel leading to rear garden. Door to downstairs WC.

DOWNSTAIRS W.C. (4' 11" x 3' 10") or (1.51m x 1.18m)

Stippled ceiling, flush light fitting, emulsioned walls with ceramic tiles to splash back areas, radiator. Timber framed frosted double glazed window overlooking the rear of the property with wooden Venetian blind, continuation of the wood effect laminate flooring. Two piece suite in cream comprising WC and wash hand basin with mixer tap set on vanity unit.

FIRST FLOOR LANDING

Via stairs. Stippled ceiling, spotlight, access to loft and doors leading off.

BEDROOM 1 (13' 2" x 11' 5") or (4.02m x 3.49m)

Stippled ceiling, pendant light, emulsioned walls, timber framed double glazed window overlooking the front of the property with fitted Venetian blind and roller blind. Fitted triple mirrored sliding door wardrobes, radiator and fitted carpet. Built in storage cupboard housing hot water tank. Door into ensuite.



EN SUITE (5' 9" x 5' 3") or (1.76m x 1.60m)

Respatex panelled ceiling with inset spot lights, emulsioned walls with ceramic tiles to splash back areas, timber framed frosted double glazed window overlooking the front of the property, matt grey wall mounted heated towel rail and ceramic tiled flooring. Three piece suite in white comprising WC, wash hand basin with mixer tap set within a white vanity unit and corner shower with mains fed wall mounted chrome rainfall head shower and screen doors.

BEDROOM 2 (14' 2" x 8' 11") or (4.32m x 2.71m)

Stippled ceiling, pendant light, emulsioned walls, timber framed double glazed windows overlooking the front and side of the property with fitted Venetian and roller blinds, radiator and fitted carpet.

BEDROOM 3 (11' 5" x 9' 5") or (3.47m x 2.87m)

Stippled ceiling, pendant light, emulsioned walls, radiator, timber framed double glazed window overlooking the rear of the property with fitted Venetian blind, curtains, curtain pole and fitted carpet.

L SHAPED BEDROOM 4 (8' 9" x 8' 9") or (2.66m x 2.66m)

Stippled ceiling, pendant light, emulsioned walls, timber framed double glazed window overlooking the rear of the property, curtain pole, curtains, radiator and fitted carpet.

FAMILY BATHROOM (6' 0" x 6' 8") or (1.84m x 2.04m)

Stippled ceiling, flush light fitting, emulsioned walls with part painted wood panelling, radiator, frosted timber framed double glazed window overlooking the rear of the property with wooden shutters, wood effect laminate flooring. Three piece suite in white comprising WC, pedestal wash hand basin with chrome taps and roll top slipper style bath with claw feet and chrome mixer tap with shower attachment.

OUTSIDE

The rear garden is bounded by feather board fencing. Large sun terrace off the rear of the property. Steps up to the remainder of the garden which is laid to lawn with stone paved seating area and bordered with shrubs and plants. Side gated access to the front of the property.

Open plan frontage with tarmac driveway leading to front door and integral garage. The remainder is laid mainly to lawn with planted borders and shrubs.

INTEGRAL GARAGE

Traditional up and over door.

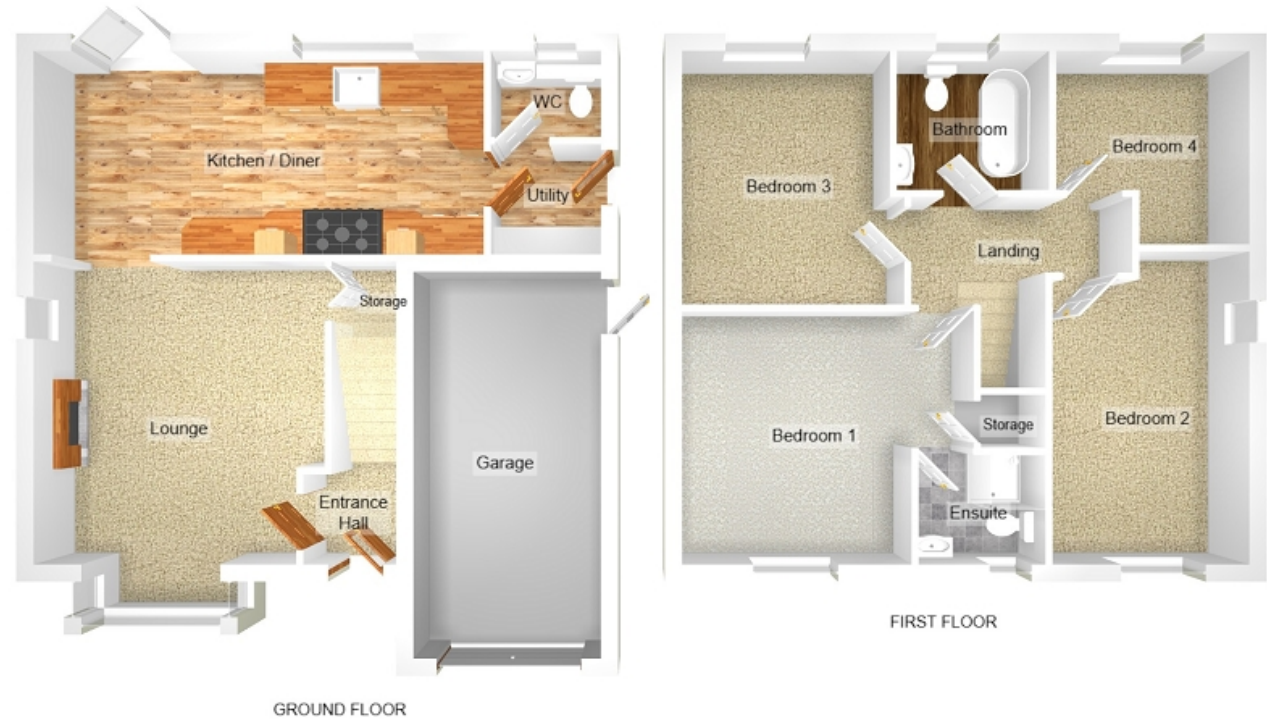


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	68	
(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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