



Waun Avenue, Glyncorrwg, Port Talbot,
Neath Port Talbot. SA13 3DP

£153,000

Waun Avenue, Glyncorrwg, Port Talbot, Neath Port Talbot. SA13 3DP

We are pleased to present to the market this three bedroom semi detached traditional build property located in the semi rural area of Glyncorrwg with good transport links to Maesteg and Port Talbot town centres. The property comprises open plan lounge/diner, kitchen, first floor bathroom, three bedrooms, enclosed rear garden and driveway parking. Early viewing recommended. Sold with no ongoing chain.

£153,000 - Freehold

- Three bedroom semi detached house
- Open plan lounge/diner
- Spacious kitchen
- First floor family bathroom
- Off road parking / front, side and rear gardens
- No ongoing chain
- FPC - F / Council tax - F



DESCRIPTION

Introducing this three bedroom semi detached traditional build property situated within the semi rural village location of Glyncoirwg on the outskirts of Port Talbot. Located close to lovely walking and mountain bike trails, local primary school and bus route. The property benefits from an open plan lounge/diner, kitchen, first floor bathroom, front, side and rear gardens and driveway parking. Viewing recommended. Sold with no ongoing chain.

ENTRANCE

Access via frosted double glazed PVCu front door with frosted double glazed side panel into the entrance hall.

ENTRANCE HALL

Artexed ceiling with pendant light, emulsioned walls, radiator, vinyl flooring, stairs leading to the first floor and doors leading to ground floor accommodation.

OPEN PLAN LOUNGE/DINER (22' 8" x 11' 7") or (6.91m x 3.52m)

Artexed ceiling with two pendant lights, papered and emulsioned walls, fitted carpet, two radiators and two PVCu double glazed windows one to the front and one rear of the property with fitted venetian blinds. Marble hearth with freestanding feature electric fire.

KITCHEN/DINER (18' 3" x 11' 1") or (5.57m x 3.37m)

Polycarbonate sloped ceiling. Emulsioned walls with ceramic tiles to the splash back areas, ceramic tiled flooring, two radiators and two PVCu double glazed windows one to the rear and side of the property both with fitted venetian blinds and frosted PVCu double glazed door leading out to the rear garden. The kitchen is fitted with a range of white shaker style base and wall units with laminate worktops housing a stainless steel sink/drainage with hot and cold mixer tap. Freestanding electric cooker and oven and space for upright fridge/freezer. Laminate worktop with under counter space with washing machine, wall mounted gas fired combination boiler and under stairs cupboard.

LANDING

Artexed and coved ceiling with flush light fitting, emulsioned walls, PVCu double glazed window to the side of the property with fitted venetian blind. Built in storage cupboard and doors leading off.

BEDROOM 1 (13' 0" x 9' 5") or (3.95m x 2.87m)

Emulsioned ceiling with pendant light, emulsioned walls, fitted carpet, PVCu double glazed window to the front of the property with fitted venetian blind and radiator below.

BEDROOM 2 (10' 10" x 9' 8") or (3.30m x 2.94m)

Emulsioned ceiling with pendant light, emulsioned walls with one feature papered wall, fitted carpet, PVCu double glazed window to the rear of the property with fitted venetian blind and radiator.

BEDROOM 3 (9' 5" x 7' 5") or (2.86m x 2.25m)

Emulsioned ceiling with pendant light and loft access, emulsioned walls, fitted carpet, PVCu double glazed window to the front of the property and radiator. Built in over stair storage cupboard.



FAMILY BATHROOM (7' 11" x 5' 6") or (2.41m x 1.68m)

Artexed and coved ceiling with inset spot lights. Floor to ceiling ceramic tiled walls with Respatex panelling to the bath and shower area. Ceramic tiled flooring, radiator and two PVCu frosted double glazed windows to the rear of the property. Three piece suite in cream comprising w.c. and wash hand basin both set within a vanity unit with chrome hot and cold taps, bath with chrome hot and cold taps and wall mounted Mira electric shower with glass shower screen.

OUTSIDE

The front is bound to three sides by block wall and wood fence, concrete double driveway with wooden double gates. Laid to stone pavers leading to the front door and stone pathway leading to the rear entrance.

The rear garden is bound by block wall and wood feather edge fence, stone paved sun terrace with stone pathway leading to a rear block built storage shed. Astroturf seating area and area laid to lawn with gravel bed and wooden side gate leading to the side and front of the property.



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		73
(55-68) D		
(39-54) E	50	
(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