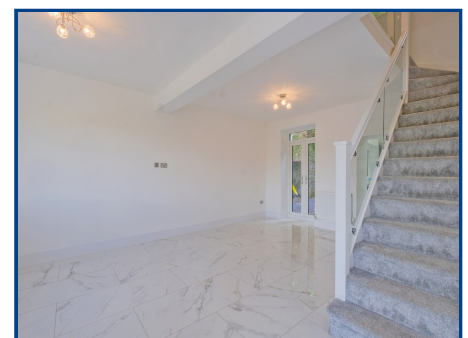
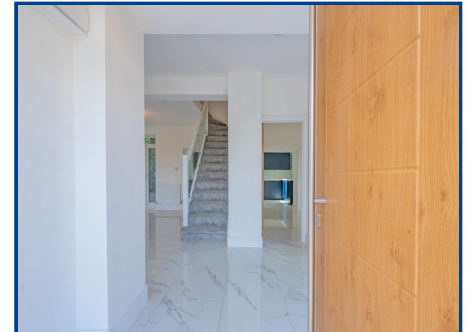
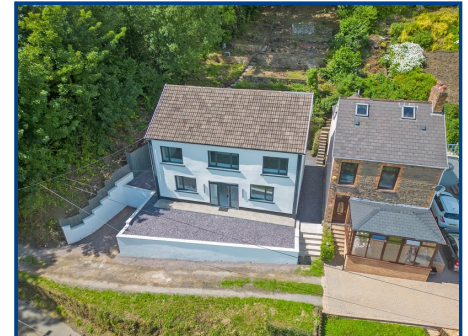
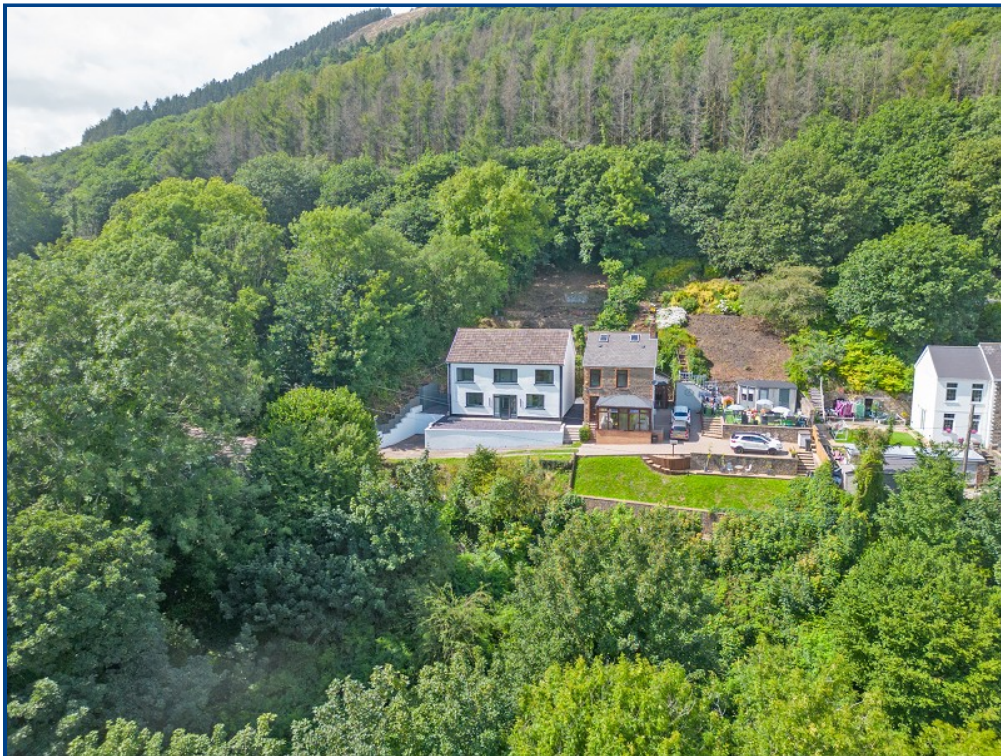


**Graig Y Tewgoed  
Cwmavon  
Port Talbot  
Neath Port Talbot.**

Price **£425,000**



- DETACHED PROPERTY
- COMPLETELY REFURBISHED
- IMMACULATELY PRESENTED
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- BATHROOM, ENSUITE & CLOAKROOM
- OUTSTANDING COUNTRYSIDE VIEWS
- GARDENS AND PARKING
- VIEWING IS HIGHLY RECOMMENDED

**General Description**

This Immaculately presented detached property is situated in a semi rural location close to the village of Cwmavon with an array of local amenities, schools and shops with easy access to Port Talbot Town Centre, the M4 motorway and Aberavon Beach front. The property sits in a good size plot with outstanding countryside views to the front. Council Tax TBC. Viewing is highly recommended.

**EPC Rating: C73**



# Graig Y Tewgoed, Cwmavon, Port Talbot, Neath Port Talbot.

## Property Description

We are pleased to offer for sale this exceptional four bedroom detached property which has been completely renovated to a very high standard by the current owner. The accommodation comprises of entrance hall, two reception rooms, kitchen and cloakroom to the ground floor and four bedrooms, master ensuite shower room and family bathroom to the first floor. The property benefits from having gas central heating, double glazing, elevated garden to the rear and off road parking to the side. There are outstanding countryside views to the front of the property. Internal viewing is highly recommended.

## Hall

Entered via oak effect composite door into:

## Lounge (20' 09" x 15' 0") or (6.32m x 4.57m)

Good size reception room with electric fire, built in tv surround and radiator. High gloss marble effect tiles, windows to the front and rear.

## Kitchen (16' 08" x 8' 08") or (5.08m x 2.64m)

Fitted with a range of base and wall units with marble effect work surfaces and a composite sink and drainer. Built in electric oven and grill with induction hob and extractor canopy over. Space for washing machine and fridge/freezer. Vaulted ceiling with roof light, spotlights to ceiling and high gloss marble effect tiled floor. Two double glazed windows and door to the rear.

## Reception Room 2 (20' 08" x 11' 06") or (6.30m x 3.51m)

Staircase to the first floor with understair cloakroom. High gloss marble effect floor tiles, radiator, patio doors to the rear and double glazed window to the front.

## Cloakroom (5' 10" x 2' 05") or (1.78m x 0.74m)

Comprising vanity wash hand basin and low level W.C. Part tiled walls and tiled flooring.

## First Floor Landing (11' 07" x 6' 0" Max) or (3.53m x 1.83m Max)

Gallery landing with access to loft and pull down ladder. Double glazed window to the rear.

## Bedroom 1 (11' 10" x 9' 06") or (3.61m x 2.90m)

Double glazed window to the front with mountain views. Built in wardrobe, radiator. Door into:

## En Suite (8' 07" x 7' 04") or (2.62m x 2.24m)

Comprising shower cubicle with rainfall style shower, wash hand basin and low level W.C. Heated towel rail, high gloss marble effect tiles to the floor and walls. Double glazed window to the rear.

## Bedroom 2 (14' 01" x 8' 07") or (4.29m x 2.62m)

Double glazed window to the front with lovely views. Radiator.

## Bedroom 3 (12' 01" x 8' 08") or (3.68m x 2.64m)

Double glazed window to the front. Radiator.

## Bedroom 4 (9' 10" x 8' 05") or (3.00m x 2.57m)

Double glazed window to the rear, cupboard housing combination boiler, radiator.

## Shower Room (8' 06" x 8' 07") or (2.59m x 2.62m)

Double glazed window to the rear. Comprising free standing tub style bath, wash hand basin and low level W.C. Shower cubicle with rainfall style shower, heated towel rail and high gloss marble effect tiles to the walls and floor.

## Outside

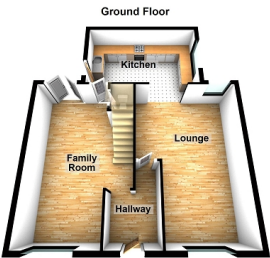
Patio area to the side and rear with steps leading up to a tiered garden with outstanding countryside views but does require some landscaping. Parking area for two cars.

## Tenure

Freehold

## Council Tax

Not Specified



## Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

## Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial. If you require professional property advice when purchasing or selling a property contact the team via [surveys@ctf-uk.com](mailto:surveys@ctf-uk.com).