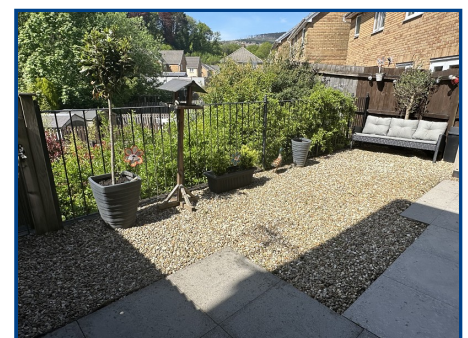
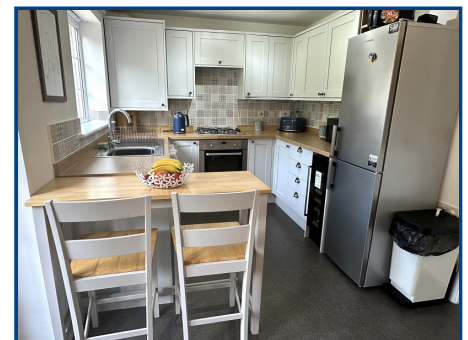


**Ynys Y Wern
Cwmavon
Port Talbot
Neath Port Talbot.**

Price **£162,000**



- END TERRACE PROPERTY
- THREE BEDROOMS
- ONE RECEPTION ROOM
- FITTED KITCHEN/DINING ROOM
- GARDENS & DRIVEWAY
- VIEWING IS RECOMMENDED



General Description

We are pleased to offer for sale this well presented three bedroom end terrace property situated in the popular area of Cwmavon with all its amenities, close to the Port Talbot Town Centre the Port Talbot Transport Hub and with good access to the M4 Motorway. The property is situated approximately 4.8 miles from the Aberavon Beach and 10.3 from the Afan Forest Park. Council Tax Band C. Viewing is recommended.

EPC Rating: C78

Ynys Y Wern, Cwmavon, Port Talbot, Neath Port Talbot.

Property Description

Offered for sale is this well presented three bedroom end terrace property with the accommodation comprising of the above mentioned bedrooms, hall, lounge, fitted kitchen/dining room, cloakroom/W.C. and bathroom/W.C. to the first floor. the property benefits from having gas central heating, double glazing, gardens and driveway. Internal viewing is recommended.

Entrance

Via double glazed door into:-

Hallway

Vinyl flooring, radiator and door into:

Cloakroom

Comprising corner wash hand basin and low level W.C. Tiled splashback, vinyl flooring, radiator and double glazed obscure window to the front.

Lounge (15' 03" Max x 14' 06" Max) or (4.65m Max x 4.42m Max)

Stairs to the first floor, two radiators and double glazed window to the front.

Kitchen/Dining Room (14' 06" x 7' 09") or (4.42m x 2.36m)

Fitted with a range of wall and base units with complementary work surfaces over incorporating stainless steel sink and drainer. Electric oven, four ring gas hob with extractor fan over. Wine storage, plumbing for washing machine and space for fridge freezer. Understairs storage cupboard, part tiled walls, vinyl flooring and radiator. Storage cupboard housing gas central heating boiler, double glazed window and French doors to the rear.

First Floor Landing

Access to loft and smoke alarm.

Bedroom 1 (13' 01" x 8' 01" Max) or (3.99m x 2.46m Max)

Radiator and double glazed window to the front.

Bedroom 2 (10' 03" x 8' 01" Max) or (3.12m x 2.46m Max)

Radiator and double glazed window to the rear.

Bedroom 3 (9' 07" x 5' 08" Max) or (2.92m x 1.73m Max)

Storage cupboard, radiator and double glazed window to the front.

Bathroom (5' 08" x 5' 02" Max) or (1.73m x 1.57m Max)

Comprising panelled bath with over head shower and glass screen, pedestal wash hand basin and low level W.C. Vinyl flooring, part tiled walls, shaver point and radiator. Double glazed obscure window to the rear.

EXTERNALLY

Lawned garden to the front with driveway to the side and parking for two cars. Gated access into enclosed rear garden laid to patio with steps leading down to lawned area bordered by hedging.

Broadband and Mobile phone

Broadband is available in the vicinity and the mobile phone signal in the are is deemed to be good.

Leasehold Information

110 years - £300 Ground Rent Per Annum

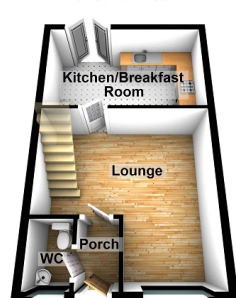
Tenure

Not Specified

Council Tax

C

Ground Floor



First Floor



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.