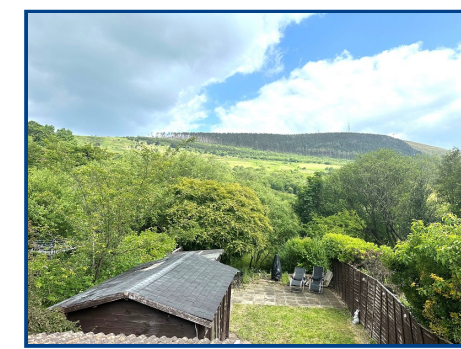




**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
14 Offices Across South Wales

**Woodland Row
Cwmavon
Port Talbot
Neath Port Talbot.**

Price £220,000



- SPACIOUS SEMI DETACHED PROPERTY
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- FITTED KITCHEN & UTILITY ROOM
- BATHROOM & CLOAKROOM
- GARDENS & OFF ROAD PARKING
- VIEWING IS HIGHLY RECOMMENDED

Viewing: **01639 881 556** Website: **www.ctf-uk.com** Email: **porttalbot@ctf-uk.com**

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.

General Description

We are very pleased to offer for sale this exceptionally well maintained and spacious three bedroom semi detached property situated in the popular village of Cwmavon close to local shops and Schools, the Port Talbot Town Centre is approximately three miles away with all its amenities and there is also good access to the M4 Motorway. Council Tax Band B. Internal viewing is highly recommended to fully appreciate this property.

EPC Rating: D67

Property Description

Offered for sale is this spacious well presented three bedroom semi detached property with the accommodation comprising of the above mentioned bedrooms, entrance porch, two reception rooms, fitted kitchen/breakfast room, utility room and bathroom/W.C. to the ground floor with cloakroom/W.C. to the first floor. The property benefits from having gas central heating, double glazing, gardens to the front and rear together with driveway providing off road parking for two cars. Internal viewing is highly recommended.

Porch

Via double glazed entrance door with oak flooring and door into:

Lounge (14' 08" x 14' 05") or (4.47m x 4.39m)

Media wall with feature fireplace and space for 75 inch TV and sound bar. Panelling to one wall, spotlights and coving to ceiling, oak flooring and radiator. Stairs to the first floor, double glazed window to the front and door into:

Kitchen / Breakfast Room (14' 05" x 9' 07") or (4.39m x 2.92m)

Fitted with a range of wall, drawer and base units with complementary work surfaces over incorporating sink and drainer. Eye level double oven and grill, five ring gas hob with extractor over. Part tiled walls, spotlights to ceiling, oak flooring and radiator. Integrated fridge/freezer and double doors to:

Sitting Room (13' 05" x 9' 08") or (4.09m x 2.95m)

Spotlights to ceiling, oak flooring, radiator and heater/air conditioning unit. Double glazed patio doors and window to the rear.

Utility (12' 03" x 4' 06") or (3.73m x 1.37m)

Fitted with wall and base units with worktops over, plumbing for washing machine and oak flooring. Storage cupboard, double glazed door to the front and door into:

Bathroom/W.C. (12' 06" x 6' 06") or (3.81m x 1.98m)

Comprising tiled bath, tiled shower enclosure with overhead shower, wash hand basin and low level W.C. Tiled walls and flooring. Spotlights to ceiling, radiator and double glazed obscure window to the rear.

First Floor Landing

Panelling to walls and access to loft.

Bedroom 1 (11' 03" x 8' 02") or (3.43m x 2.49m)

Storage cupboard housing gas central heating boiler and hanging rail. Double glazed window to the front.

Bedroom 2 (11' 08" x 9' 09") or (3.56m x 2.97m)

Fitted with a range of wardrobes, laminate floor, radiator and double glazed window to the rear.

Bedroom 3 (9' 0" x 5' 08") or (2.74m x 1.73m)

Radiator and double glazed window to the front.

Cloakroom/W.C.

Comprising wash hand basin and low level W.C. Respatex panelling to walls and ceiling, laminate floor and double glazed window to the rear.

Outside

Front garden laid to gravel with brick pavia driveway providing parking for two cars. Rear garden with views to the mountains. Laid mainly to lawn, patio areas, summer house and garden shed.

NOTE: WE HAVE BEEN INFORMED BY THE VENDOR THAT THERE WILL BE NO BUILDING WORK DONE BEHIND THE PROPERTY.

Broadband and Mobile phone

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

Tenure

Freehold

Council Tax

B

