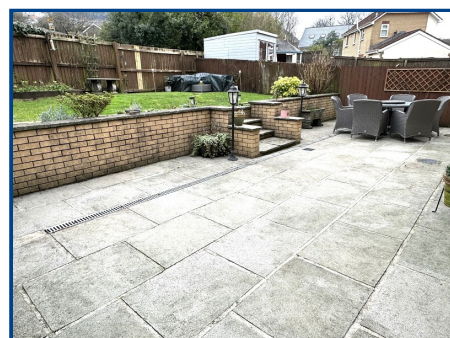
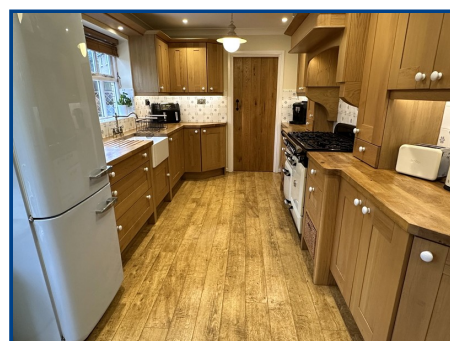


**Cae Glas  
Cwmavon  
Port Talbot  
Neath Port Talbot.**

**Price £365,000**



- DETACHED PROPERTY
- FOUR BEDROOMS
- LOUNGE
- FITTED KITCHEN & UTILITY ROOM
- BATHROOM, CLOAKROOM & ENSUITE
- GARDENS & INTEGRAL GARAGE
- VIEWING IS RECOMMENDED



**General Description**

Well presented four bedroom detached house situated in the popular area of Cwmavon with local Schools, shops, Library and a bus route into the Port Talbot and Neath Town Centres with all the amenities they have to offer. The Aberavon Beach and the Afan Forest Park are both a short drive away. Viewing is highly recommended. Council Tax Band E.

**EPC Rating: E48**

**Cae Glas, Cwmavon, Port Talbot, Neath Port Talbot.**

## Property Description

We are pleased to offer for sale this well presented spacious four bedroom detached property situated in this popular location and within walking distance of local amenities. The accommodation comprises of entrance hall, lounge, kitchen/dining room, utility and cloakroom to the ground floor and four bedrooms, master ensuite and family bathroom to the first floor. The property benefits from having gas central heating, double glazing, enclosed rear garden and driveway with parking for two cars leading to integral garage. Viewing is highly recommended. Council Tax Band E.

### Hall

Stairs to the first floor, coved and textured ceiling. Radiator and door into:

### Lounge (13' 01" Max x 12' 08" Max) or (3.99m Max x 3.86m Max)

Feature fireplace incorporating living flame gas fire, understairs storage cupboard, coved and textured ceiling. Two radiators, double glazed wooden bay window to the side and double glazed wooden box bay window to the front. Open into:

### Kitchen/Dining Room (20' 01" x 8' 07" ) or (6.12m x 2.62m)

Fitted with a range of base, wall and drawer units with complementary work surfaces over incorporating a range oven with six ring gas hob and extractor fan over. Belfast sink, wooden flooring, part tiled walls, coved and textured ceiling. Spotlights to ceiling, radiator, double glazed patio doors to the rear and double glazed wooden window to the rear. Door into:

### Utility Room (4' 06" x 3' 09" ) or (1.37m x 1.14m)

Plumbing for washing machine, wall unit and worktop. Gas central heating boiler, wooden flooring and textured ceiling. Radiator, stable door to the side and door into:

### Cloakroom

Fitted with wash hand basin set in vanity unit and low level W.C. Part tiled walls, wooden flooring textured ceiling and radiator. Double glazed wooden obscure window to the rear.

## First Floor Landing

Access to loft and textured ceiling.

### Bedroom 1 (12' 09" Max x 11' 0" Max) or (3.89m Max x 3.35m Max)

Airing cupboard incorporating tank and shelving. Textured ceiling, radiator and double glazed wooden window to the front. Door into:

### En Suite WC (5' 05" Max x 4' 09" Max) or (1.65m Max x 1.45m Max)

Comprising fully tiled shower enclosure, wash hand basin set in vanity unit with tiled splashback and low level W.C. Tiled flooring, spotlights to ceiling, heated towel rail and extractor fan. Obscure wooden window to the front.

### Bedroom 2 (11' 0" x 9' 0" ) or (3.35m x 2.74m)

Textured ceiling, radiator and double glazed window to the rear.

### Bedroom 3 (14' 02" Max x 8' 05" Max) or (4.32m Max x 2.57m Max)

Textured ceiling, radiator and double glazed wooden windows to the front and side.

### Bedroom 4 (8' 03" Max x 8' 02" Max) or (2.51m Max x 2.49m Max)

Textured ceiling, radiator and double glazed wooden window to the rear.

### Bathroom/W.C. (6' 05" x 5' 08" ) or (1.96m x 1.73m)

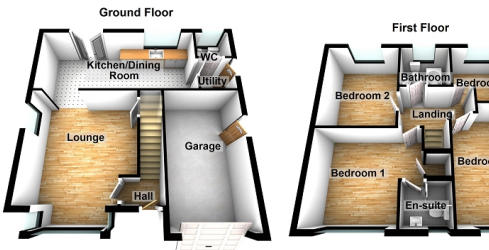
Comprising freestanding bath with mixer tap and shower head, pedestal wash hand basin and low level W.C. Tongue and groove panelling to dado, laminate floor and textured ceiling. Radiator, extractor fan and double glazed wooden obscure window to the rear.

### Outside

Lawned garden to the front with driveway to the side with parking for two cars leading to an integral garage. Pedestrian gated access to the side leading to an enclosed rear garden laid to patio and lawn areas planted with various trees and shrubs.

### Tenure

Freehold



### 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).

