

**Ty Ceiriog
Heol Crwys
Cwmavon
Port Talbot
Neath Port Talbot.**

Price **£85,000**



- FIRST FLOOR FLAT
- TWO BEDROOMS
- ONE RECEPTION ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- COMMUNAL GARDENS

General Description

Offered for sale is this two bedroom first floor flat situated in the popular village of Cwmavon close to all local amenities, the Port Talbot Town Centre and with easy access to the M4 Motorway. The Afan Forest Park is a short drive away with its hiking and mountain biking and hill walking trails and is situated approximately seven miles from Junction 40. Council Tax Band A.



Property Description

We are pleased to offer for sale this two bedroom first floor flat with the accommodation comprising of communal entrance with stairs leading up to the flat with hallway, lounge, kitchen, two bedrooms and bathroom/W.C. The property benefits from having gas central heating, double glazing and communal gardens. Viewing is recommended.

Communal Entrance

Via a communal entrance door into the hallway with stairs to the first floor.

Entrance

Into porch area with tiled floor and door into:

Hall

Storage cupboard, access to loft and vinyl flooring. Radiator and wall mounted front door intercom.

Lounge (14' 01" x 10' 05") or (4.29m x 3.18m)

Feature fireplace incorporating living flame gas fire, coved ceiling and radiator. Double glazed window to the front.

Kitchen / Breakfast Room (14' 01" x 9' 06") or (4.29m x 2.90m)

Fitted with a range of wall, drawer and base units with worktops over incorporating sink and drainer. Space for cooker, plumbing for washing machine and part tiled walls. Living flame gas fire, tongue and groove panelling and spotlights to ceiling. Airing cupboard housing gas central heating boiler, radiator,

double glazed windows to the side and rear. Double glazed obscure door to the rear opening into a small balcony.

Bedroom 1 (11' 0" x 10' 05") or (3.35m x 3.18m)

Fitted with a range of wardrobes and drawer units. Coved ceiling, radiator and double glazed window to the front.

Bedroom 2 (10' 06" x 6' 05") or (3.20m x 1.96m)

Coved ceiling, radiator and double glazed window to the front.

Bathroom/W.C. (7' 08" Max x 6' 04" Max) or (2.34m Max x 1.93m Max)

Comprising walk in double shower with respotex panelling to walls, wash hand basin and low level W.C. set in a vanity unit. Tiled walls, vinyl flooring, stainless steel heated towel rail and double glazed obscure window to the rear.

Outside

Communal garden area laid to patio and lawn. Storage shed.

Broadband and Mobile phone

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

Tenure

Leasehold

Council Tax

A

Entire Floor Plan



Important notice

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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.