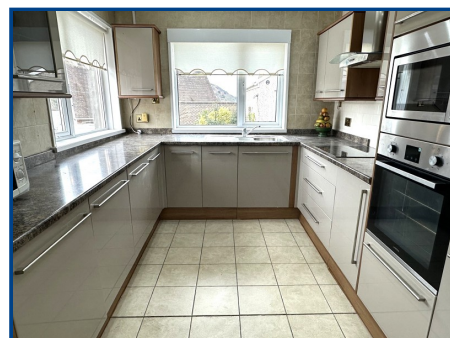
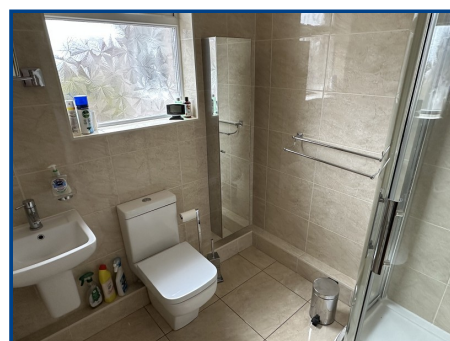


**Cwmclais Road  
Cwmavon  
Port Talbot  
Neath Port Talbot.**

**Price £265,000**



- DETACHED BUNGALOW
- TWO BEDROOMS
- LOFT ROOM
- GAS CENTRAL HEATING
- GARDENS & GARAGE
- VIEWING IS RECOMMENDED



### **General Description**

Offered for sale is this two bedroom detached bungalow situated in the popular village location of Cwmavon close to all local amenities, the Port Talbot Town Centre and with good access to the M4 Motorway. The Afan Forest Park is a short drive away with its biking and hiking trails as is the Aberavon Beach with its various eateries and Cinema. Council Tax Band C.

**EPC Rating: E54**

### Property Description

We are pleased to offer for sale this two bedroom detached bungalow with the accommodation comprising of entrance hallway, lounge/dining room, fitted kitchen/breakfast room, two bedrooms, shower room/W.C. and loft room. The property benefits from having gas central heating, double glazing, gardens to the front and rear together with driveway to side with parking for several vehicles leading to garage. Internal viewing is recommended.

#### Hall

Via double glazed door, stair case leading to the loft room.

#### Living/Dining Room (24' 0" x 12' 0") or (7.32m x 3.66m)

With feature fire place incorporating gas fire, double glazed window to the side and double glazed bay window to the front. Two radiators and door leading into:

#### Kitchen / Breakfast Room (13' 10" x 8' 10") or (4.22m x 2.69m)

Fitted with a range of base and wall units with worktops over incorporating electric induction hob, oven, two fridges and a microwave with grill. Plumbing for washing machine, part tiled walls and tiled flooring. Double glazed windows to the side and rear with both enjoying panoramic views and door to the rear garden.

#### Bedroom 1 (11' 10" x 10' 04") or (3.61m x 3.15m)

With built in sliding mirrored wardrobes across one wall, double glazed bay window to the front, radiator.

#### Bedroom 2 (12' 02" x 8' 10" Min) or (3.71m x 2.69m Min)

Built in sliding mirrored wardrobes across one wall, double glazed window to the rear with pleasant views, radiator.

### Shower Room & WC

Comprising shower cubicle with overhead shower, wash hand basin and low level W.C. Tiled walls, heated towel rail and double glazed window to the rear.

### First Floor Accomodation

Via open staircase

#### Loft Room (14' 04" x 13' 06") or (4.37m x 4.11m)

Loft room with walk in storage area that incorporates wall mounted gas central heating boiler. Double glazed window to the rear, radiator.

### Outside

Double gates leading to driveway to side. Front garden area with gravelled flower beds. Rear garden with patio area a few steps leading down to a second patio area with flower beds and a good size shed with power supply.

### Broadband and Mobile phone

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

### Garage

With remote control roller shutter doors and power supply.

### Services

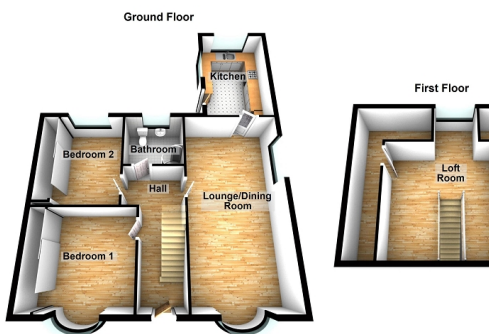
Mains electricity, mains water, mains gas, mains drainage

### Tenure

Freehold

### Council Tax

C



#### 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).