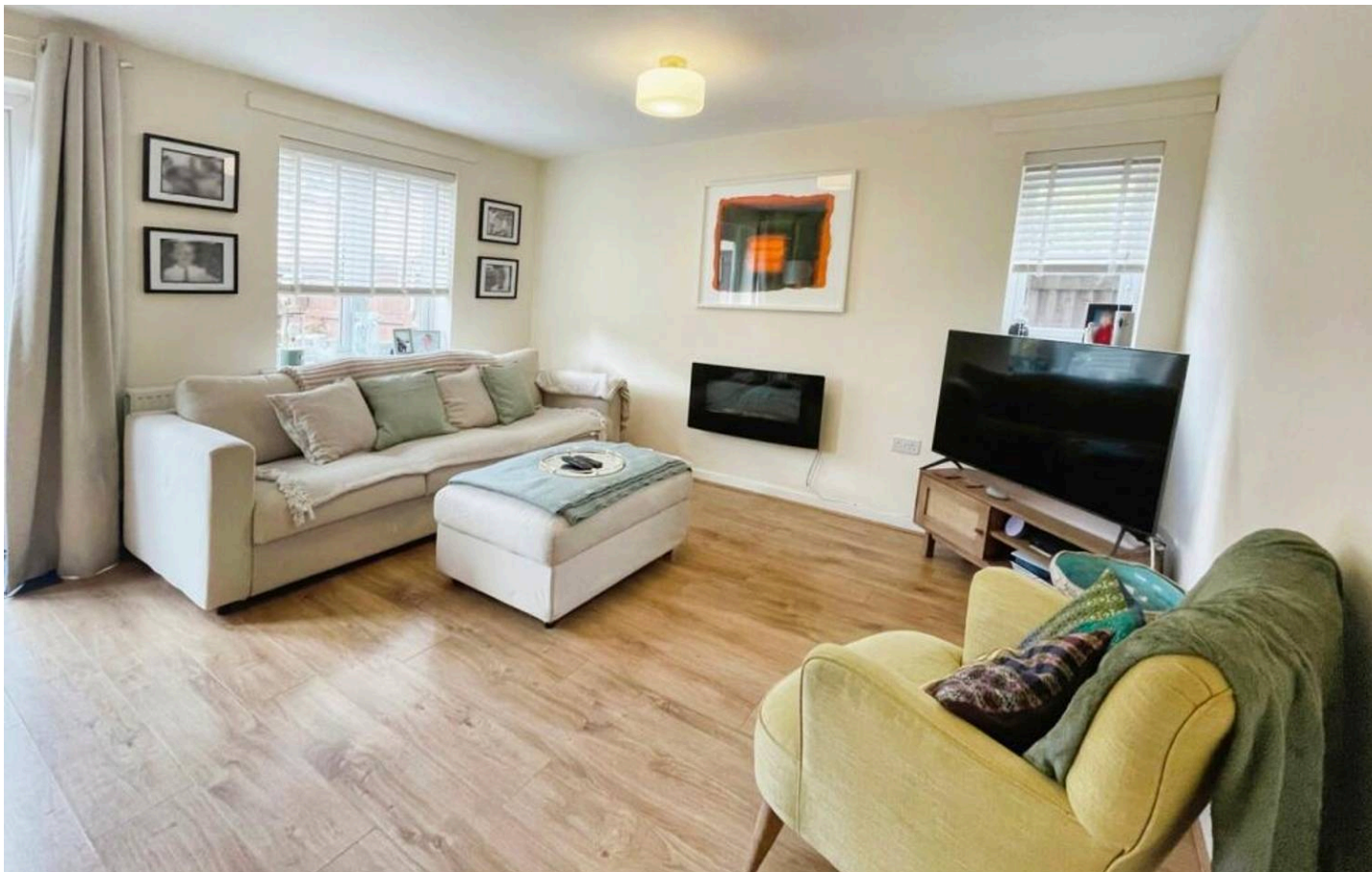


Payton  
Jewell  
Caines



83 Ynys Y Wern, Cwmavon - SA12 9DJ  
Port Talbot

£199,950



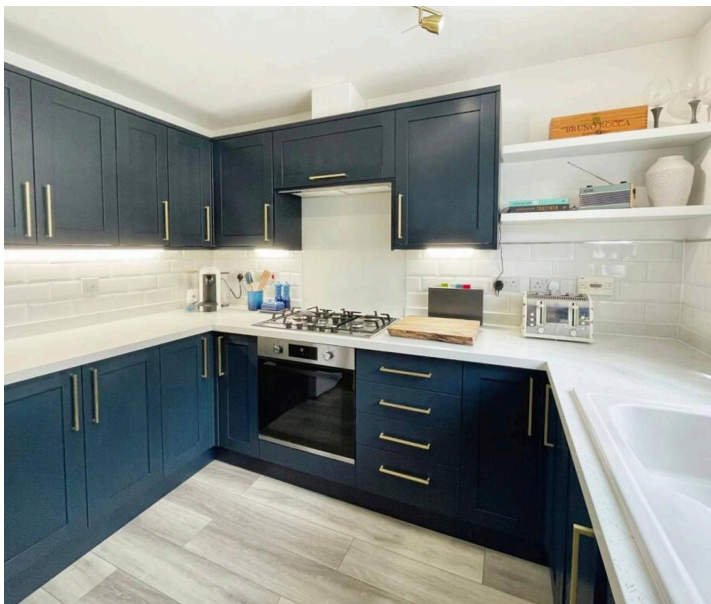
## 83 Ynys Y Wern

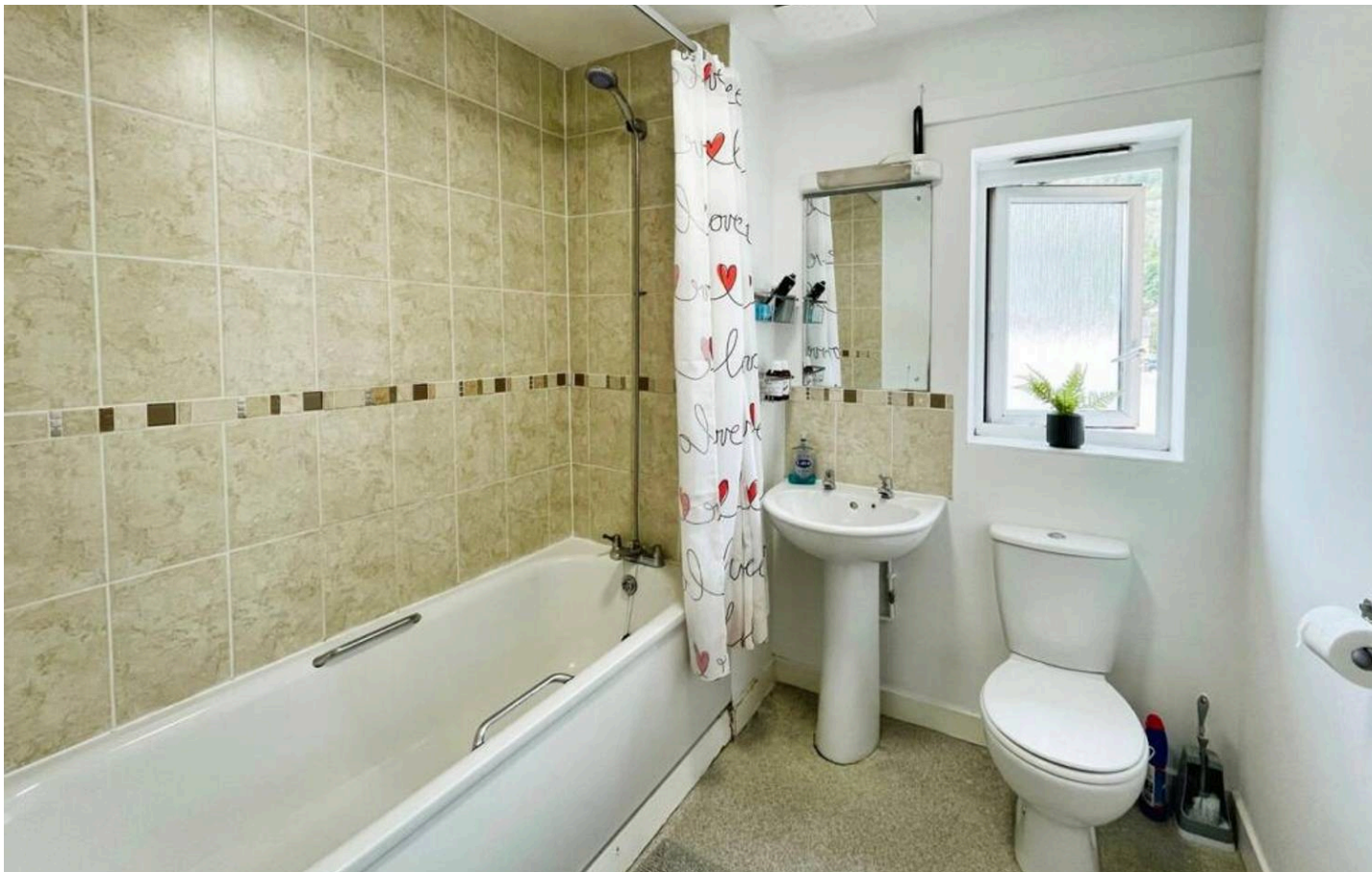
Cwmavon, Port Talbot

We are pleased to present to the market this well presented three bedroom end of terrace house in the popular area of Cwmavon. Located close to local shops, Ysgol Gynradd Cwmafan Primary School, Cwmafan Infant School, amenities and transport link. Property is leasehold with 110 year remaining. Early viewing is highly recommended to appreciate this family home.

Property briefly consists of an open plan lounge/diner, kitchen, downstairs shower room, three bedrooms and upstairs bathroom. Externally there is a rear garden with storage shed and access to allocated parking.

- 3 bedroom end of terrace house
- Refurbished kitchen
- Allocated parking
- Open plan lounge / diner
- Downstairs wet room and upstairs bathroom
- EPC-C





### **Entrance**

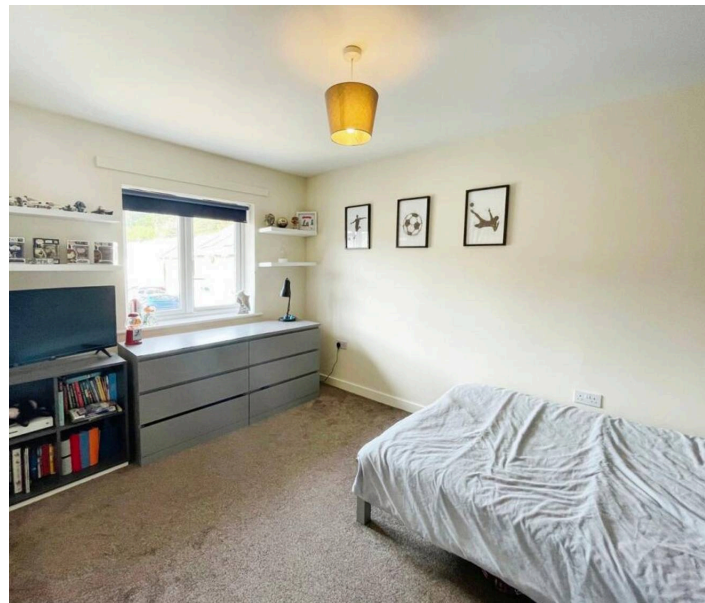
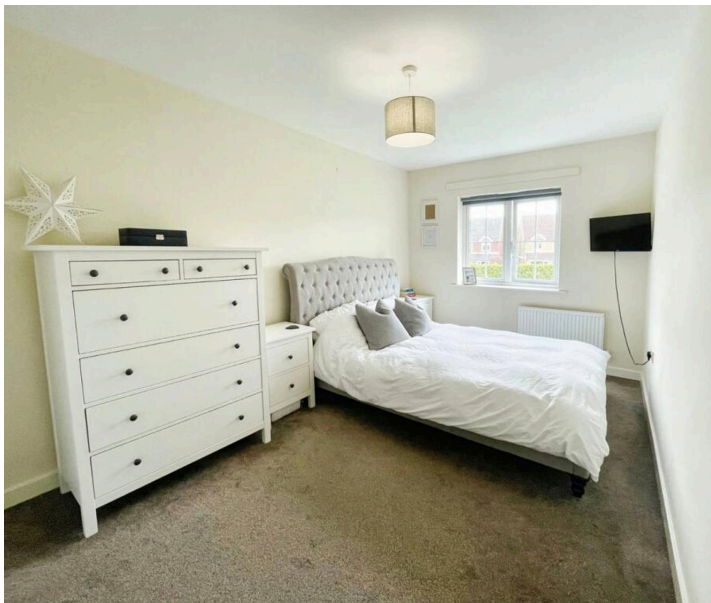
Access via front door into a welcoming entrance hall. Skimmed ceiling with two pendant light fittings. Emulsioned walls. Laminate flooring. Radiator. Two storage cupboards. Staircase to first floor accommodation with fitted carpet. Doors leading off.

### **Wet Room**

Skimmed ceiling. Fully tiled walls. Non-slip flooring. Radiator. Room is fitted with a white suite comprising low level WC, wall mounted wash hand basin, walk in shower with wall mounted electric shower. PVCu frosted double glazed window to side of property.

### **Kitchen**

2.96m x 2.86m (9' 9" x 9' 5") Refurbished to a high standard. Skimmed ceiling. Emulsioned walls with modern tiles to splash back areas. Laminate flooring. Radiator. Room is fitted with a range of wall and base units in modern navy finished with brass handles and complimentary work tops. White ceramic sink and drainer with brass mixer tap. Plumbing for automatic washing machine. Space for fridge/freezer. Five ring gas hob with built in electric oven below, glass splashback and overhead concealed extractor hood. One cupboard housing the gas combination boiler. PVCu double glazed window to front of property.



### **Lounge/Diner**

4.91m x 4.13m (16' 1" x 13' 7") Skimmed ceiling with two pendant light fittings. Emulsioned walls. Laminate flooring. Radiator. Understair storage cupboard. PVCu double glazed window to side and one to rear of property. PVCu double glazed french doors leading to the rear garden.

**Landing**

Skimmed ceiling with loft access hatch. Emulsioned walls. Fitted carpet. Radiator. Airing cupboard. Doors leading off.

**Bathroom**

Skimmed ceiling. Emulsioned walls. Non-slip flooring. Radiator. Room is fitted with a three piece suite in white comprising low level WC, pedestal wash hand basin with tiled splashback area, panel bath with mains fed shower, shower curtain and fully tiled to bath area. PVCu frosted double glazed window to rear of property.

**Bedroom 1**

4.8m x 2.6m (15' 9" x 8' 6") Skimmed ceiling. Emulsioned walls. Fitted carpet. Radiator. PVCu double glazed window to front of property.

**Bedroom 2**

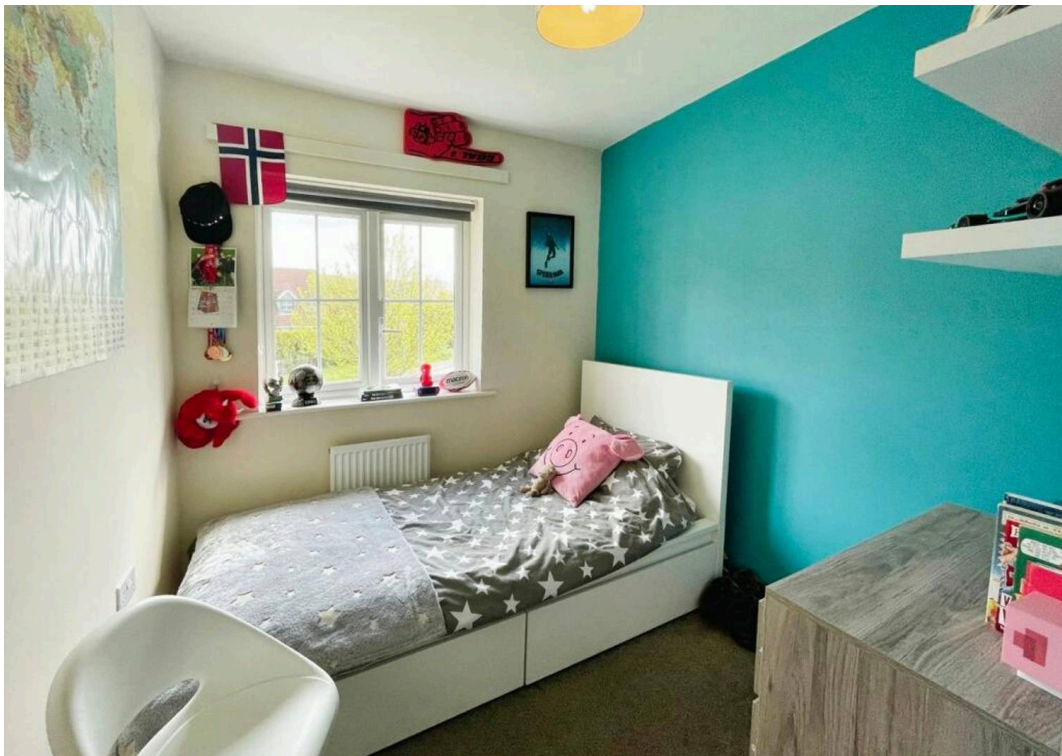
4m x 2.74m (13' 1" x 9' 0") Skimmed ceiling. Emulsioned walls. Fitted carpet. Radiator. PVCu double glazed window to rear of property.

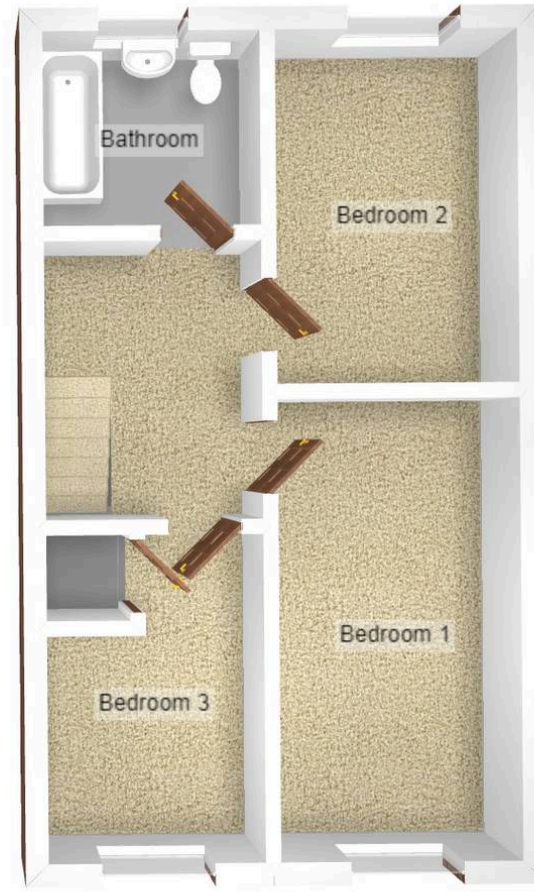
**Bedroom 3**

3.42m x 2.24m (11' 3" x 7' 4") Skimmed ceiling. Emulsioned walls. Fitted carpet. Radiator. Built in storage cupboard. PVCu double glazed window to front of property.

**Note**

We have been informed by the vendor that the property is held leasehold but we have not inspected the title deeds. Date of leasehold: 30/09/2010 Length of lease: 125 years from start date (111 years remaining) Service charge: £29.17 PCM





## Payton Jewell Caines

Payton Jewell Caines, 53 Station Road – SA13 1NW

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These property details are provided as a general guide only. Whilst we aim for accuracy, measurements, photographs, floor plans, and descriptions should not be relied upon as statements of fact. Buyers should carry out their own checks regarding the property, services, and specifications. Fixtures and fittings are only included if specifically stated. Appliances and services have not been tested.