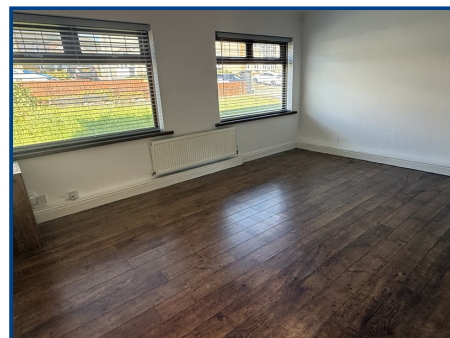


**Pine Valley
Cwmavon
Port Talbot
Neath Port Talbot.**

Price £199,995



- SEMI DETACHED HOUSE
- QUIET CUL-DE-SAC
- THREE BEDROOMS
- GAS CENTRAL HEATING
- FRONT AND REAR GARDENS
- DRIVEWAY AND GARAGE
- NO CHAIN



General Description

We are pleased to offer for sale this semi detached property situated in the popular village of Cwmavon close to all the local amenities, Port Talbot Town Centre is a short drive away with the Port Talbot Transport Hub and easy access to the M4 motorway.

The accommodation comprises of entrance hall, lounge and kitchen/dining room to the ground floor and three bedrooms and bathroom to the first floor. The property benefits from having gas central heating, double glazing.

EPC Rating: D66

Pine Valley, Cwmavon, Port Talbot, Neath Port Talbot.

Property Description

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The accommodation comprises of entrance hall, lounge and kitchen/dining room to the ground floor and three bedrooms and bathroom to the first floor. The property benefits from having gas central heating, double glazing, gardens to the front and rear together with driveway and garage for off road parking. Council Tax Band C. Viewing is recommended.

Hall

Via double glazed door with stairs to the first floor, textured ceiling, laminate floor and storage area.

Lounge (15' 06" x 11' 0") or (4.72m x 3.35m)

Coved and textured ceiling, laminate floor, radiator and two double glazed windows to the front.

Kitchen/Dining Room (15' 07" x 15' 06" Max) or (4.75m x 4.72m Max)

Fitted with a range of wall, drawer and base units with worktops over incorporating one and half bowl sink and drainer. Range oven with five ring laminate hob and extractor chimney over. Plumbing for washing machine, space for tumble dryer, laminate floor, understairs storage cupboard, double glazed window and French doors to the rear, radiator.

First Floor Landing

Access to loft.

Bedroom 1 (12' 07" Max x 8' 09") or (3.84m Max x 2.67m)

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

Bedroom 2 (13' 08" Max x 8' 09") or (4.17m Max x 2.67m)

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

Bedroom 3 (8' 01" x 6' 03") or (2.46m x 1.91m)

Radiator and double glazed window to the front.

Bathroom/W.C. (7' 07" x 6' 0") or (2.31m x 1.83m)

Comprising freestanding bath with mixer tap, vanity wash hand basin and low level W.C. Respotex panelling to walls, vinyl flooring, wall mounted heated towel rail and double glazed obscure window to the rear.

Outside

Front garden laid to lawn with driveway to the side leading to garage and an enclosed rear garden laid to patio and lawned areas.

Broadband and Mobile phone

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

Services

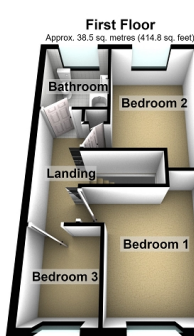
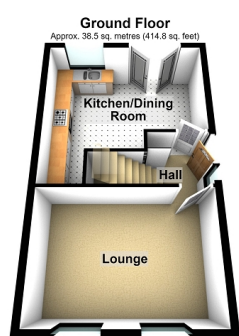
Mains electricity, mains water, mains drainage, mains gas

Tenure

Freehold

Council Tax

C



Total area: approx. 77.1 sq. metres (829.6 sq. feet)

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 12 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.

Money Laundering Regulations

As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.