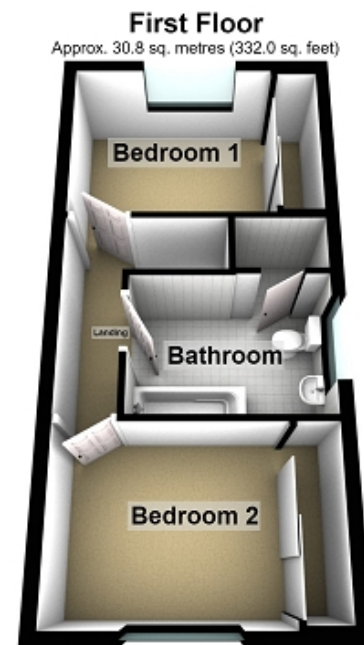
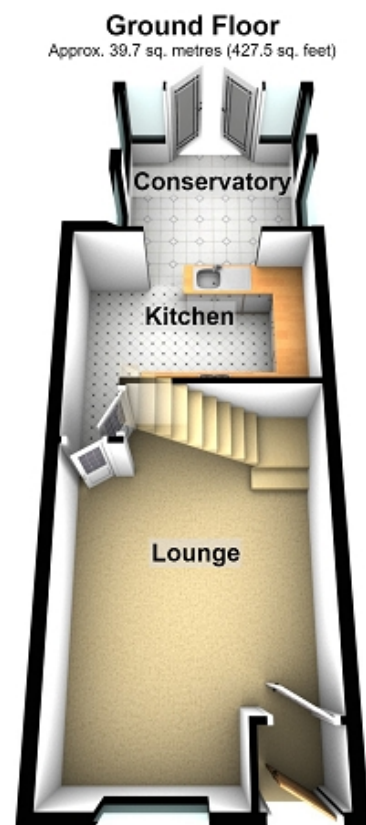




Total area: approx. 70.6 sq. metres (759.5 sq. feet)

**Gwaun Afan
Cwmavon
Port Talbot
Neath Port Talbot.**

Price **£229,995**

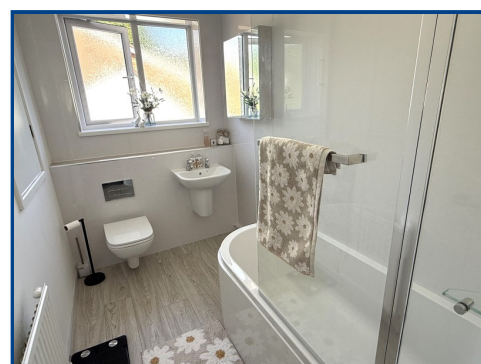


- SEMI DETACHED HOUSE
- IMMACULATELY PRESENTED
- TWO DOUBLE BEDROOMS
- CONSERVATORY
- FRONT AND REAR GARDENS
- GARAGE AND DRIVEWAY
- VIEWING A MUST

General Description

Immaculately presented semi detached house situated in the popular village of Cwmavon close to local amenities, shops and schools, a short drive will take you to Port Talbot town centre, the M4 motorway and Aberavon beach. The accommodation which has been recently renovated comprises of entrance porch, lounge, kitchen and conservatory to the ground floor and two double bedrooms and bathroom to the first floor. The property benefits from double glazing and gas central heating. Externally there are front and rear gardens, driveway and garage. Council Tax Band B. Viewing is highly recommended.

EPC Rating: D63



Viewing: **01639 881 556**

Website: **www.ctf-uk.com**

Email: **porttalbot@ctf-uk.com**

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.

Property Description

The accommodation which has been recently renovated comprises of entrance porch, lounge, kitchen and conservatory to the ground floor and two double bedrooms and bathroom to the first floor. The property benefits from double glazing and gas central heating. Externally there are front and rear gardens, driveway and garage. Council Tax Band B. Viewing is highly recommended.

Entrance Door

into:-

Porch

laminated flooring, door into:

Lounge (17' 01" Max x 13' 04" Max) or (5.21m Max x 4.06m Max)

Double glazed window to the front, stair case to first floor, textured ceiling, laminated flooring, radiator, door into:

Kitchen (12' 04" x 8' 04") or (3.76m x 2.54m)

fitted with a range of wall, drawer and base units with complimentary work surfaces over incorporating stainless steel sink and drainer, eye level oven and grill, four ring gas hob with extractor unit over, breakfast bar, under stairs storage cupboard, laminated flooring, radiator, opening into:-

Conservatory (10' 02" x 9' 02") or (3.10m x 2.79m)

of dwarf brick wall construction with double glazed windows and polycarb roof, double glazed french doors opening to rear, laminated flooring, radiator.

First Floor Landing

Access to loft, textured ceiling.

Bedroom 1 (12' 04" x 8' 01") or (3.76m x 2.46m)

Double glazed window to the rear, fitted with wardrobes across one wall incorporating

hanging space and shelving, textured ceiling, radiator.

Bedroom 2 (12' 04" x 8' 04") or (3.76m x 2.54m)

Double glazed window to the front, fitted with wardrobes across one wall incorporating hanging space and shelving, textured ceiling, radiator.

Bathroom (9' 0" x 5' 0") or (2.74m x 1.52m)

Double glazed obscure window to the side, fitted with panelled bath with over head shower and side screen, wash hand basin and low level WC, part panelling to walls, storage cupboard housing shelving, laminated flooring, textured ceiling, radiator

EXTERNALLY

Lawned garden to the front with driveway leading to Garage, pedestrian gated access to the side leading to enclosed rear garden laid to lawn and patio and planted with an array

of plants, trees and shrubs, mountain views to the rear.

Garage

With up and over door, pedestrian door leading to rear garden.

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 gas, mains drainage

Tenure

Freehold

Council Tax

B

