

**Coed Parc
Cwmavon
Port Talbot
Neath Port Talbot.**

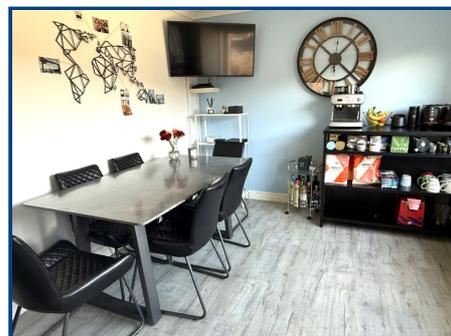
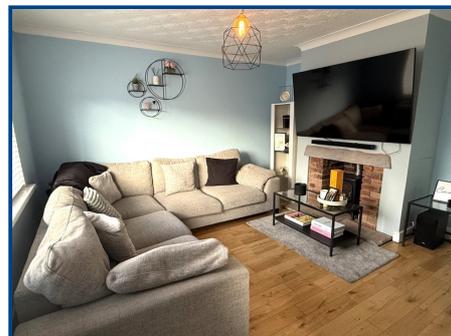
Price **£215,000**



- SEMI DETACHED PROPERTY
- WELL PRESENTED ACCOMMODATION
- THREE BEDROOMS
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT AND REAR GARDENS
- DRIVEWAY
- GARAGE TO REAR
- VIEWING IS RECOMMENDED

General Description

We are pleased to offer for sale this well presented three bedroom semi detached property situated in the very pleasant village of Cwmavon with its array of shops, public houses, primary school and sporting facilities and within a few miles is the Afan Forest Park with its various hiking and biking trails. The Port Talbot Town Centre is a short drive away as is the Aberavon Beach with its various activities, a Cinema and a Leisure Centre. Council Tax Band B.



Coed Parc, Cwmavon, Port Talbot, Neath Port Talbot.

Property Description

Offered for sale is this three bedroom semi detached property with the accommodation comprising of entrance hall, lounge, fitted kitchen/dining room to the ground floor and three bedrooms and bathroom/W.C. to the first floor. The property benefits from having gas central heating, double glazing, gardens to the front and rear together with garage to the rear. VIEWING HIGHLY RECOMMENDED.

Hall

Stairs to the first floor, understairs storage, tiled flooring and radiator. Double glazed obscure window to the side.

Lounge (13' 01" x 12' 11") or (3.99m x 3.94m)

Feature fireplace, two recess alcoves, coved and textured ceiling. Radiator, wooden flooring and double glazed window to the front.

Kitchen/Dining Room (19' 03" x 9' 10") or (5.87m x 3.00m)

Fitted with a range of wall, drawer and base units with worktops over incorporating sink with mixer tap, four ring gas hob with extractor chimney over, electric cooker and microwave. Integrated dishwasher, coving and spotlights to ceiling. Laminate flooring, understairs storage cupboard, radiator, two double glazed windows to the rear with mountain views and double glazed door to the side.

First Floor Landing

Access to loft, airing cupboard housing gas central heating boiler, coved ceiling and double glazed obscure window to the side.

Bedroom 1 (12' 0" x 9' 03") or (3.66m x 2.82m)

Coved and textured ceiling. Fitted wardrobes across one wall with sliding doors, radiator and double glazed window to the rear with mountain views.

Bedroom 2 (11' 01" x 9' 07") or (3.38m x 2.92m)

Coved and textured ceiling. Radiator and double glazed window to the front.

Bedroom 3 (8' 02" x 7' 04") or (2.49m x 2.24m)

Fitted wardrobes across one wall with sliding doors, coved and textured ceiling. Radiator and double glazed window to the front.

Bathroom/W.C. (6' 09" x 5' 07") or (2.06m x 1.70m)

Comprising panelled bath with overhead shower and side screen, pedestal wash hand basin and low level W.C. Part tiled walls, tiled flooring, heated towel rail and double glazed obscure window to the rear.

Outside

Front garden laid to mainly gravel with driveway to the side and storage shed currently used as a utility room. Pedestrian gated access leading to an enclosed rear garden with decked area with two steps leading down to astro turf garden. Storage shed currently used as a bar with shutter windows, gated access leading to a shared walkway leading to the rear lane. Garage with roller door.

Broadband and Mobile phone

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

Services

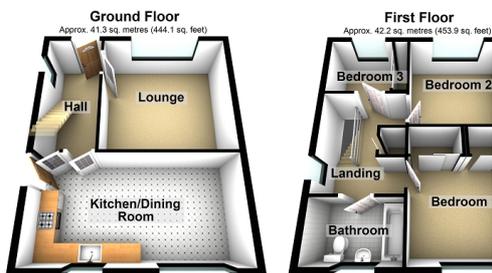
Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

B



Total area: approx. 83.4 sq. metres (898.1 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 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.