

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

Price **£340,000**



- DETACHED COTTAGE
- TWO BEDROOMS
- TWO RECEPTION ROOMS
- KITCHEN & UTILITY ROOM
- TWO BATHROOMS
- VERY PRETTY GARDENS
- VIEWING HIGHLY RECOMMENDED



**General Description**

We are very pleased to offer for sale this detached split level cottage situated in Cwmavon with some character original features, beamed ceiling in the kitchen and feature fireplaces retained, picturesque enclosed gardens with many different aspects and areas with trees, shrubs and plants all set near the stunning Afan Forest and just moments from the Port Talbot Town Centre with its many amenities. The split level design creates an airy open feel while allowing for cosv defined spaces. Viewing is highlv recommended. Council Tax Band C.

**EPC Rating: F34**

**Cwmavon Road, Cwmavon, Port Talbot, Neath Port Talbot.**

## Property Description

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## Porch

Via double glazed front door with vinyl flooring and double glazed windows to the front and side. door into:

## Hall

Stairs to the first floor, radiator and door into:

## Sitting Room (13' 07" x 12' 09" ) or (4.14m x 3.89m)

Fitted with ornate feature fireplace incorporating gas fire, two recess alcoves, radiator, double glazed bay window to the front and double glazed French doors to the side.

## Lounge (15' 05" Max x 13' 04") or (4.70m Max x 4.06m)

Feature fireplace incorporating wood burning stove, laminate floor, radiator and double glazed bay window to the front. Steps down to:

## Kitchen/Dining Room (19' 09" x 13' 01") or (6.02m x 3.99m)

Fitted with a range of wall, drawer and base units with complementary work surfaces over incorporating one and half bowl sink and drainer, electric Neff oven and four ring induction hob with extractor fan over. Feature fireplace, beamed ceiling, vinyl flooring, radiator and double glazed windows to the side and rear. Door into:

## Utility Room

Wall mounted gas central heating boiler, plumbing for washing machine and space for fridge freezer. Tiled floor, door to the side and door into:

## Shower Room & WC

Comprising double shower enclosure with overhead shower, wash hand basin set in a vanity unit and low level W.C. Tiled walls and flooring. Heated towel rail, extractor fan and double glazed obscure windows to the side and rear.

## First Floor Landing

Access to loft.

## Bedroom 1 (13' 07" x 11' 03" ) or (4.14m x 3.43m)

Laminate floor, coved ceiling, radiator and double glazed window to the rear.

## Bedroom 2 (12' 02" x 7' 05" ) or (3.71m x 2.26m)

Laminate floor, radiator and double glazed windows to the side and rear.

## Bathroom/W.C. (10' 04" x 8' 01" ) or (3.15m x 2.46m)

Comprising corner shower enclosure with overhead shower, pedestal wash hand basin and low level W.C. Vinyl flooring, spotlights to ceiling, storage cupboard incorporating radiator and shelving. Radiator and double glazed obscure windows to the side and rear.

## Cellar Room

With lights and electric.

## Outside

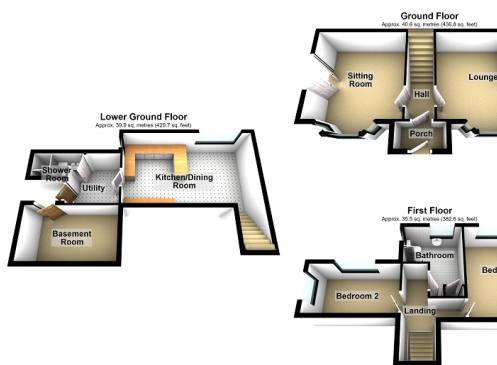
Gated access leading to driveway with parking for three cars and garage, the property is set on a good size plot. The mature garden comprises of a lawned area bordered by an array of trees, shrubs, plants and flowers. There are several seating areas dotted around this beautifully maintained garden with pond, wood store and garden shed, steps lead down to further patio area and vegetable garden with glasshouse.

## Garage

Detached 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.



## Important notice

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## 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](mailto: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.

