

**Brynglas Avenue
Cwmavon
Port Talbot
Neath Port Talbot.**

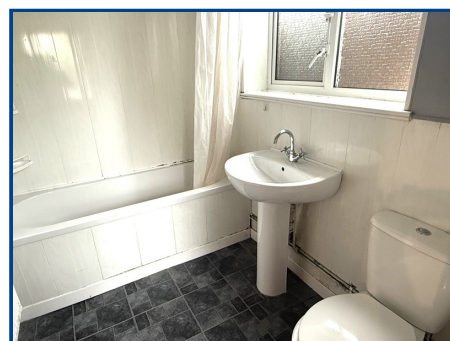
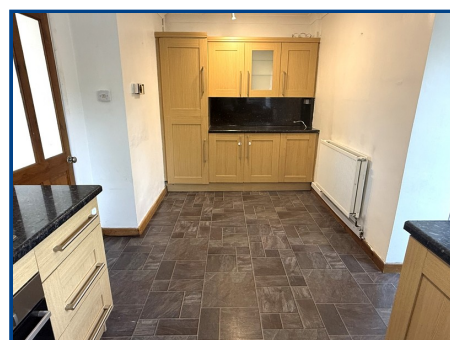
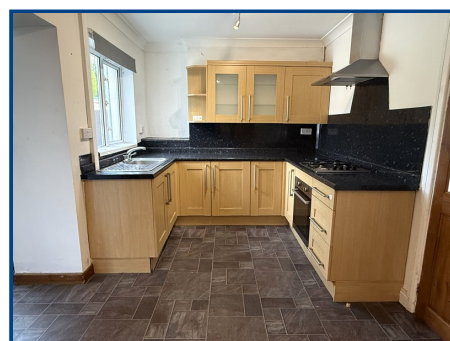
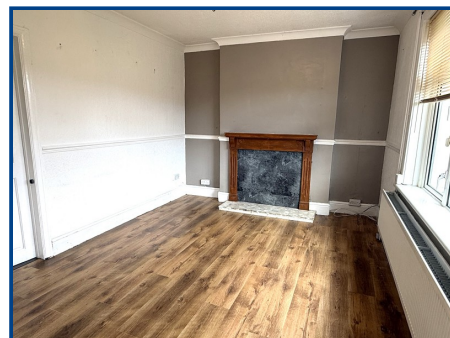
Price £142,000



- SEMI DETACHED HOUSE
- CORNER PLOT
- THREE BEDROOMS
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- IDEAL FIRST TIME BUYER
- NO CHAIN

General Description

Three bedroom mid terrace house situated in the popular village of Cwmavon close to all local amenities and with good access to the Port Talbot Town Centre and easy access to the M4 motorway. Viewing is recommended. Council Tax Band B. No chain.



EPC Rating: D66

Brynglas Avenue, 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, kitchen/breakfast room and bathroom/W.C. to the ground floor and three bedrooms to the first floor. The property benefits from having gas central heating, double glazing and gardens to the front, side and rear.

Entrance

Via double glazed entrance door into:-

Hallway

Staircase to first floor, textured ceiling, dado rail.

Lounge (14' 05" Max x 9' 09" Max) or (4.39m Max x 2.97m Max)

Double glazed window to the front, feature fireplace coved and textured ceiling, laminate flooring, radiator.

Kitchen/ dining room (16' 07" Max x 8' 01" Max) or (5.05m Max x 2.46m Max)

Double glazed window to the rear, fitted with a range of wall, drawer and base units with complimentary work surfaces over incorporating stainless steel sink and drainer, electric oven and four ring gas hob with extractor chimney over, integrated fridge freezer, coved ceiling, tiled effect laminate flooring, radiator.

Inner Hall

Double glazed door to the side, storage cupboard with plumbing for washing machine, tiled effect laminate flooring, door into:-

Bathroom (7' 03" x 5' 01") or (2.21m x 1.55m)

Double glazed obscure window to the rear, fitted with panelled bath, pedestal wash hand basin and low level WC, tiled effect laminate flooring, extractor fan, radiator.

First Floor Landing

Textured ceiling.

Bedroom 1 (13' 09" x 8' 05") or (4.19m x 2.57m)

Double glazed window to the front, storage cupboard with double glazed window to the front, airing cupboard housing gas central heating boiler, textured ceiling, radiator.

Bedroom 2 (10' 01" x 8' 07") or (3.07m x 2.62m)

Double glazed window to the rear, storage cupboard, dado rail, laminate flooring, textured ceiling, radiator.

Bedroom 3 (8' 06" x 7' 0") or (2.59m x 2.13m)

Double glazed window to rear, access to loft, textured ceiling, radiator.

EXTERNALLY

The property is situated on a corner plot with lawned gardens to the front, side and rear, patio area, double gated access to rear part of the garden which could be adapted into a driveway.

Broadband and Mobile phone

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

Services

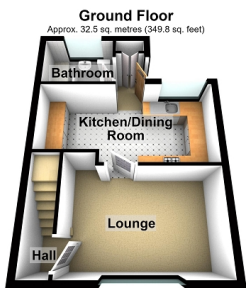
Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

B



Total area: approx. 60.4 sq. metres (650.1 sq. feet)



Important notice

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