

Payton
Jewell
Caines



60 Gwaun Afan, Cwmavon – SA12 9EJ
Port Talbot

Offers Over £290,000

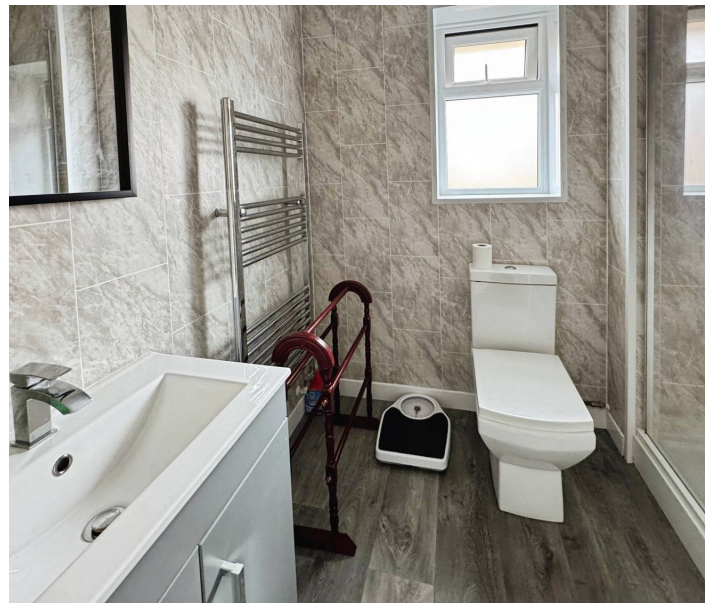


60 Gwaun Afan

Cwmavon, Port Talbot

Welcome to this charming two or three bedroom detached bungalow, perfectly positioned in the sought after area of Cwmavon. Sitting on a generous corner plot, this home offers plenty of flexibility with its layout, making it ideal for couples, small families, or those looking to downsize. The spacious living area is bright and welcoming, with large windows that let in lots of natural light. The kitchen is practical and well maintained, with plenty of cupboard space for all your essentials. The property features a modern shower room for your convenience, as well as a separate WC, which is always handy for guests or busy mornings. Both bedrooms are comfortable and can easily be adapted to suit your needs, whether you prefer two bedrooms and a dining room, or three full bedrooms. There is also a detached garage, offering secure parking or extra storage space (perfect for bikes, tools, or hobby equipment). With its versatile layout and prime location, this bungalow is ready for you to move in and make it your own.

- Two/three bedroom detached bungalow
- Sought after area of Cwmavon
- Situated on a corner plot
- Shower room plus separate WC
- Detached garage
- Parking for 2 vehicles one to the front of the property, plus a further parking space in front of the garage





Entrance

Via composite door into the hallway.

Hallway

Artexed ceiling, emulsioned walls, laminate flooring and four doors leading off.

WC

5' 4" x 2' 7" (1.62m x 0.80m)

Artexed ceiling, emulsioned walls, vinyl flooring and PVCu double glazed window to the side of the property. Two piece suite comprising low level WC and wall mounted wash hand basin. Chrome towel rail radiator.

Kitchen

8' 4" x 9' 11" (2.55m x 3.02m)

Artexed ceiling, part emulsioned / part tiled walls, vinyl flooring in wood effect and PVCu double glazed window to the side of the property. A range of wall and base units with a complementary work surface housing a sink drainer with middle bowl. Space for freestanding fridge/freezer. Integrated electric oven with induction hob. Combination gas boiler. Opening into the dining room.

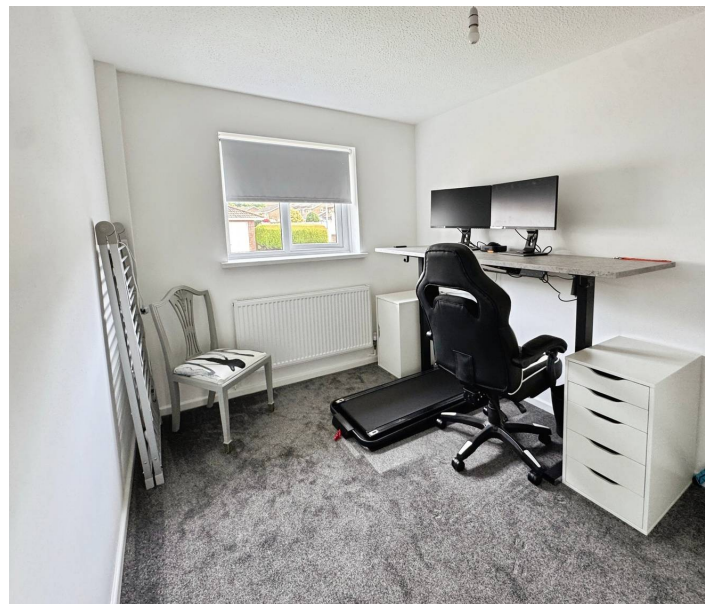
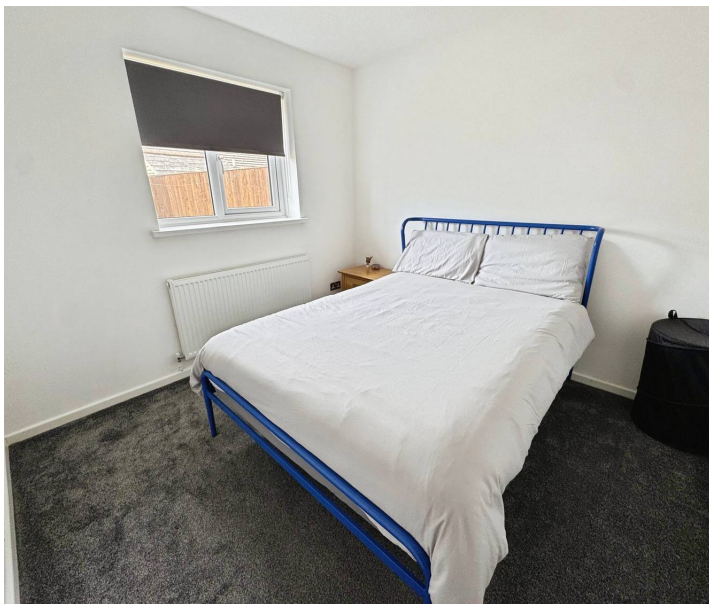
Dining room / bedroom 2

11' 5" x 9' 4" (3.48m x 2.84m)

Artexed ceiling, emulsioned walls, vinyl flooring, PVCu French doors leading out to the rear garden and radiator.

Inner hallway

Artexed ceiling, loft access, emulsioned walls, fitted carpet and doors leading off. Access to the storage cupboard housing the washing machine.



Shower room

6' 2" x 7' 3" (1.89m x 2.22m)

Measurements are into the shower. Respertex ceiling and walls, vinyl flooring, PVCu obscured double glazed window to the side of the property and chrome towel rail radiator. Three piece suite comprising low level WC, wash hand basin and double shower cubicle with glass privacy screen and power shower overhead.

Bedroom 1

9' 5" x 9' 9" (2.87m x 2.96m)

Artexed ceiling, emulsioned walls, fitted carpet, radiator and PVCu double glazed window to the rear of the property.

Bedroom 3

8' 3" x 14' 2" (2.51m x 4.32m)

Maximum measurements. Artexed ceiling, emulsioned walls, fitted carpet, PVCu double glazed window to the front of the property and radiator.

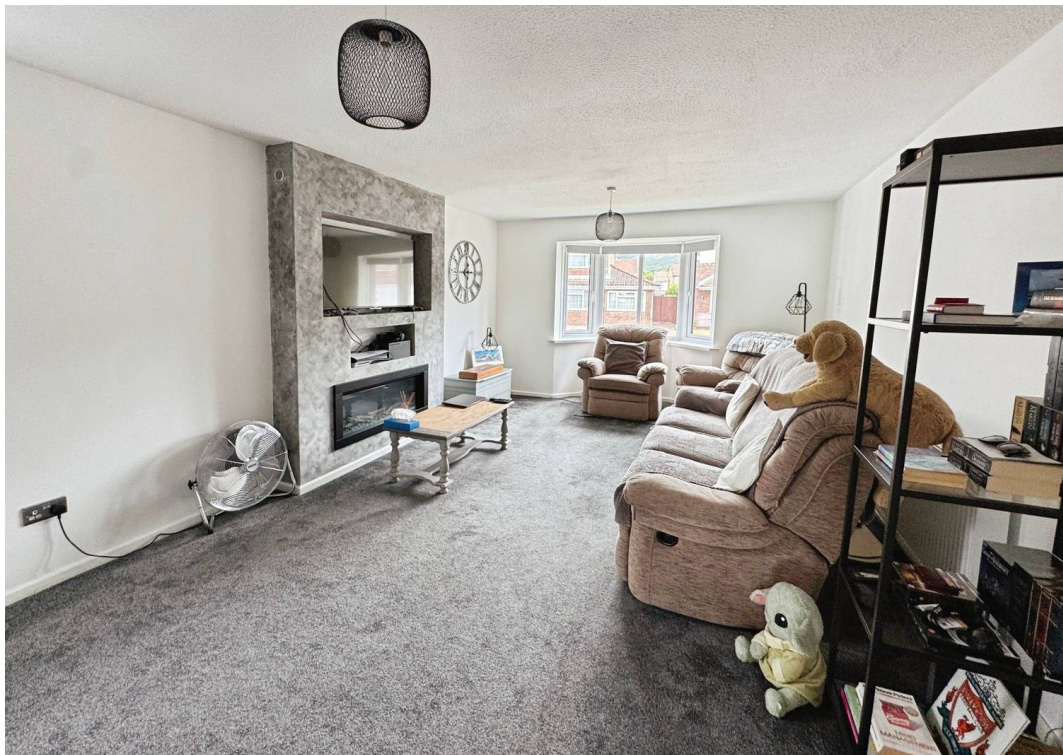
Lounge

19' 7" x 12' 9" (5.98m x 3.89m)

Artexed ceiling, part emulsioned / part papered walls, fitted carpet, radiator, PVCu double glazed window to the side and bay window to the front. Feature electric fire.

Outside

Situated on a corner plot, accessed via a wrought iron gate, front and side gardens are laid to lawn. Side access leading to the rear garden. Enclosed rear garden laid to patio with an area laid to lawn, decorative chippings, wooden fencing and gate leading to the side. Detached garage accessed via up and over door with power and lighting.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		85
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England, Scotland & Wales		



Payton Jewell Caines

Payton Jewell Caines, 53 Station Road – SA13 1NW

01639891268 • porttalbot@pjchomes.co.uk • pjchomes.co.uk/

These property details are provided as a general guide only. Whilst we aim for accuracy, measurements, photographs, floor plans, and descriptions should not be relied upon as statements of fact. Buyers should carry out their own checks regarding the property, services, and specifications. Fixtures and fittings are only included if specifically stated. Appliances and services have not been tested.