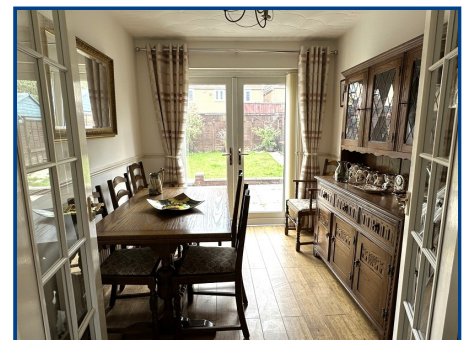


**Cae Glas
Cwmavon
Port Talbot
Neath Port Talbot.**

Price **£279,995**



- DETACHED PROPERTY
- THREE BEDROOMS
- THREE RECEPTION ROOMS
- CLOAKROOM, ENSUITE & BATHROOM
- FITTED KITCHEN
- VIEWING IS RECOMMENDED



General Description

We are pleased to offer for sale this three bedroom detached property situated on this popular residential development and close to all local amenities, the Port Talbot Town Centre is a short drive away with its many shops and cafes and also the Aberavon Beach is a short drive from the Town Centre with a Leisure Complex and a Cinema. Council Tax Band D. Viewing is recommended.

EPC Rating: D63

Cae Glas, Cwmavon, Port Talbot, Neath Port Talbot.

Property Description

Offered for sale is this well maintained detached property with the accommodation comprising of hallway, cloakroom, three reception rooms, kitchen to the ground floor with three bedrooms, ensuite to master bedroom and bathroom/W.C. to the first floor. The property benefits from having gas central heating, double glazing and gardens to the front and rear and driveway providing off road parking. Viewing is recommended.

Hall

Oak flooring, dado rail and textured ceiling.

Cloakroom

Comprising vanity wash hand basin with tiled splashback and low level W.C. Textured ceiling, oak flooring, radiator and double glazed obscure window to the front.

Lounge (13' 05" x 12' 06") or (4.09m x 3.81m)

Feature fireplace incorporating electric fire, dado rail, textured ceiling and oak flooring. Stairs to the first floor, understairs storage cupboard, two radiators and double glazed window to the front.

Dining Room (9' 02" x 7' 04") or (2.79m x 2.24m)

Textured ceiling, dado rail, oak flooring and radiator. Double glazed French doors to the rear.

Kitchen (11' 04" x 8' 08") or (3.45m x 2.64m)

Fitted with a range of wall, drawer and base units with complimentary work surfaces over incorporating stainless steel one and half bowl sink and drainer. Four ring gas hob with extractor fan over and electric oven. Integrated fridge freezer, plumbing for washing machine, part tiled walls and textured ceiling. Laminate floor, radiator, double glazed window to the rear and double glazed door to the side.

Sitting Room (16' 01" x 7' 07") or (4.90m x 2.31m)

Formerly the garage and has been used as a bedroom. Spotlights to ceiling, textured ceiling, access to roof space, radiator and double glazed window to the front.

First Floor Landing

Access to loft, dado rail, textured ceiling and airing cupboard housing water tank and shelving. Radiator, storage cupboard and double glazed obscure window to the side.

Bedroom 1 (9' 08" x 9' 01") or (2.95m x 2.77m)

Fitted wardrobes, dado rail, textured ceiling and laminate floor. Radiator, double glazed window to the rear and door into:

En Suite

Comprising shower enclosure, vanity wash hand basin and low level W.C. Part tiled walls, tiled flooring, textured ceiling, radiator and double glazed obscure window to the side.

Bedroom 2 (10' 04" x 10' 01") or (3.15m x 3.07m)

Textured ceiling, radiator and double glazed window to the front.

Bedroom 3 (7' 01" x 6' 02") or (2.16m x 1.88m)

Fitted wardrobe, textured ceiling, radiator and double glazed window to the front.

Bathroom/W.C. (6' 05" x 6' 0") or (1.96m x 1.83m)

Comprising fully tiled walk in shower with overhead shower and glass side screen, vanity wash hand basin with tiled splashback and low level W.C. Vinyl flooring, textured ceiling, extractor fan, radiator and double glazed obscure window to the rear.

Outside

Brick pavia driveway with parking for two cars with gravelled areas to sides. Pedestrian gated access leading to enclosed rear garden laid to patio and lawn areas and good size garden shed.

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 drainage, mains gas



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.

