

35 Woodland Row, Cwmavon - SA12 9LJ

Port Talbot

Offers in Region of £150,000

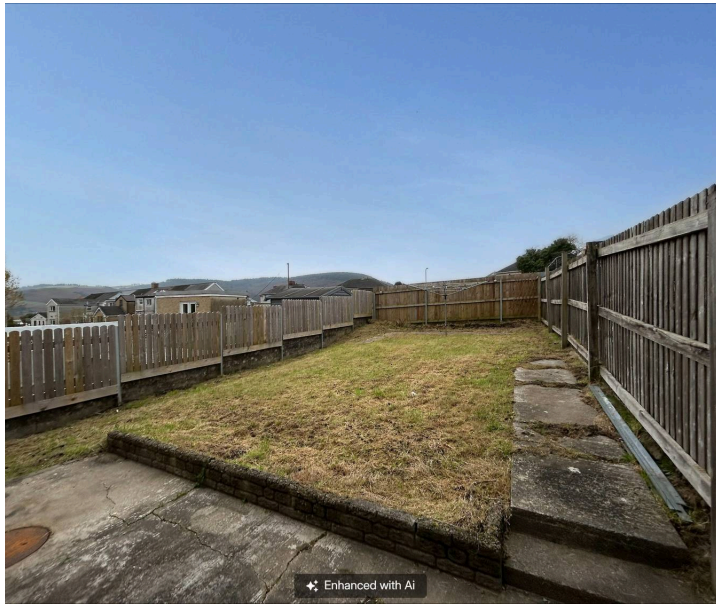
35 Woodland Row

Cwmavon, Port Talbot

Offered for sale with no onward chain, this two bedroom semi-detached house presents an opportunity for first-time buyers, downsizers and investors. Situated in a quiet cul-de-sac in the popular village of Cwmavon, the property combines a residential setting with convenient access to the facilities needed for everyday life. Local shops and amenities are within easy reach, while nearby schools add to the appeal for families. Transport links are also accessible, making the location a practical choice for those who commute or travel regularly. The property offers two bedrooms, providing flexibility for a range of buyers, whether seeking a first home, a manageable property or an addition to an investment portfolio. Its semi-detached style and village setting make it an option for purchasers looking to establish themselves in the area. The absence of an onward chain offers the potential for a smoother and more straightforward purchase, which may be particularly appealing to buyers hoping to move without the complications of a related sale. Contact us to arrange a viewing and explore the potential this property has to offer.













- No onward chain, offering the potential for a smooth and straightforward purchase.
- Situated within a quiet cul-de-sac in the popular village location of Cwmavon.
- Two-bedroom semi-detached home, ideal for first-time buyers, downsizers, or investors.
- Driveway parking for up to three vehicles, providing excellent off-road parking.
- Conveniently positioned close to local amenities, shops, and everyday facilities.
- Within easy reach of local schools and transport links, making it ideal for families and commuters.

Entrance
3' 7" x 4' 7" (1.10m x 1.40m)
Via PVCu opaque front door into the entrance porch with carpet tiled flooring. PVCu opaque front door into the main reception room.

Reception
12' 6" x 5' 3" (3.80m x 1.60m)
PVCu window, radiator and concrete floor.

Kitchen
12' 6" x 9' 2" (3.80m x 2.80m)
PVCu window, PVCu rear door, radiator and vinyl flooring. A range of base units with complementary work surfaces. Space for freestanding appliances and space for fridge/freezer. Space for oven.

First floor landing
3' 11" x 7' 10" (1.20m x 2.40m)
Via stairs. Fitted carpet.

Bedroom 1
12' 2" x 9' 2" (3.70m x 2.80m)
PVCu window with views on to the mountains, radiator and fitted wardrobes.

Bedroom 2
12' 6" x 7' 3" (3.80m x 2.20m)
PVCu window, radiator and floorboards.

Bathroom
7' 10" x 4' 7" (2.40m x 1.40m)
PVCu opaque window and radiator. Three piece suite comprising WC, wash hand basin and bath.

Outside
The rear garden has a paved area and area laid to lawn. Side access. Shed. Area laid to lawn at the front of the property and off road parking for up to three vehicles.








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