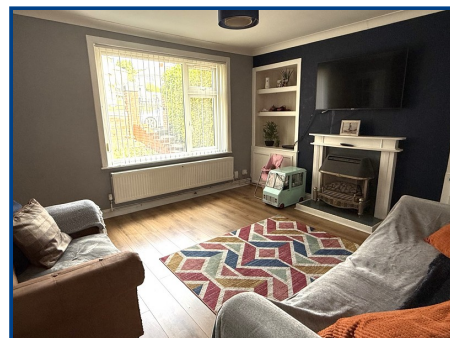


**Brynglas Avenue
Cwmavon
Port Talbot
Neath Port Talbot.**

Price £129,995



- SEMI DETACHED PROPERTY
- THREE BEDROOMS
- LOUNGE
- KITCHEN/BREAKFAST ROOM
- BATHROOM/W.C. & SEPARATE W.C.
- VIEWING IS RECOMMENDED



General Description

EPC Rating: D62

We are pleased to offer for sale this well presented three bedroom semi detached property situated in the popular village of Cwmavon with its many amenities, the Port Talbot Town Centre is a short drive away as is the Aberavon Beach front which has many children's activities, a Leisure Centre and a Cinema. Viewing is recommended. Council Tax Band B.

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 with W.C. off the main bedroom. The property benefits from having gas central heating, double glazing and gardens to the front and rear.

Hall

Via double glazed door with stairs to the first floor, laminate floor and door into:

Lounge (13' 04" x 13' 01") or (4.06m x 3.99m)

Feature fireplace incorporating gas fire, two recess alcoves with storage cupboards and shelving. Understairs storage cupboard, laminate floor, coved ceiling and radiator. Double glazed window to the front and door into:

Inner Hall

Textured ceiling, laminate floor and door into:

Kitchen / Breakfast Room (14' 06" Max x 11' 03" Max) or (4.42m Max x 3.43m Max)

Fitted with a range of wall, drawer and base units with worktops over incorporating one and half bowl sink and drainer, electric oven and four ring gas hob with extractor fan over. Plumbing for washing machine, spaces for tumble dryer, fridge and freezer. Wall mounted gas central heating, part tiled walls, tiled flooring, spotlights to ceiling and radiator. Double glazed door to the side and double glazed window to the rear.

Bathroom/W.C.

Comprising bath with overhead shower and side screen, pedestal wash hand basin and low level W.C. Tiled walls,

laminate floor, textured ceiling, radiator and double glazed obscure window to the rear.

First Floor Landing

Double glazed window to the side.

Bedroom 1 (15' 02" Max x 9' 09" Max) or (4.62m Max x 2.97m Max)

Coved ceiling, radiator, double glazed window to the front and door into:

W.C.

Comprising wash hand basin and low level W.C. Part tiled walls and double glazed obscure window to the front.

Bedroom 2 (10' 01" x 9' 05") or (3.07m x 2.87m)

Storage cupboard, coved ceiling, radiator and double glazed window to the rear.

Bedroom 3 (8' 08" x 8' 04") or (2.64m x 2.54m)

Access to loft with pull down ladder, coved ceiling, radiator and double glazed window to the rear.

Outside

Garden to the front laid to lawn with pedestrian access to the side leading to an enclosed rear garden with lawn, patio and decked areas bordered by mature trees and hedging.

Broadband and Mobile phone

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

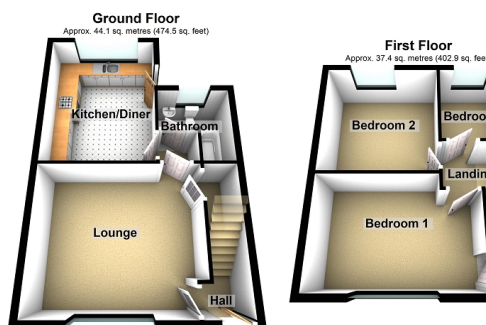
Services

Tenure

Freehold

Council Tax

B



Total area: approx. 81.5 sq. metres (877.3 sq. feet)



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.