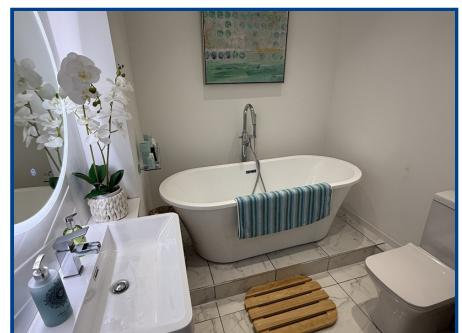


**Heol Y Parc
Cwmavon
Port Talbot
Neath Port Talbot.**

Price **£250,000**



- DETACHED BUNGALOW
- TWO BEDROOMS
- TWO RECEPTION ROOMS
- FITTED KITCHEN
- GARDENS & OFF ROAD PARKING
- VIEWING IS RECOMMENDED
- NO CHAIN



General Description

EPC Rating: C70

Offered for sale is this two bedroom detached bungalow situated in the popular village of Cwmavon close to all local amenities including Schools, shops, a library, sports clubs and has good transport links into the Port Talbot Town Centre. There is also easy access to the M4 Motorway. The property has been recently renovated and provides an immaculately presented home. Council Tax Band D.

Property Description

We are pleased to offer for sale this immaculately presented two bedroom detached bungalow with the accommodation comprising of entrance hall, cloakroom, lounge, dining room, kitchen, two bedrooms and bathroom. The property benefits from having gas central heating, double glazing, gardens to the front, side and rear together with off road parking. Viewing is highly recommended.

Hallway

Via double glazed entrance door with side screen. Storage cupboard, laminate floor and coved ceiling. Radiator, second storage cupboard with plumbing for washing machine and double glazed window to the side.

W.C.

Comprising wash hand basin and low level W.C. Tiled flooring, coved ceiling and radiator. Double glazed obscure window to the side.

Lounge (16' 05" x 14' 0") or (5.00m x 4.27m)

Feature fireplace, spotlights to ceiling and radiator. Double glazed French door with side window to the side with countryside views.

Dining Room (13' 05" x 9' 07") or (4.09m x 2.92m)

Laminate floor, spotlights to ceiling, coved ceiling and radiator. Double glazed French doors to the rear and open to:

Kitchen (16' 02" x 6' 0") or (4.93m x 1.83m)

Fitted with a range of base, drawer and wall units with complementary work surfaces over incorporating stainless steel one and half bowl sink and drainer and integrated dishwasher. Range cooker with five ring gas

hob with extractor fan over and under unit lighting. Spotlights and coving to ceiling. Original flooring, double glazed window and door to the side.

Bathroom/W.C.

Comprising free standing bath with mixer tap and shower hose, wash hand basin set in a vanity unit and low level W.C. Spotlights to ceiling, extractor fan, tiled flooring and heated towel rail.

Bedroom 1 (16' 02" x 9' 08") or (4.93m x 2.95m)

Spotlights and coving to ceiling. Radiator and double glazed windows to the front and side.

Bedroom 2 (11' 04" x 10' 02") or (3.45m x 3.10m)

Access to loft, spotlights and coving to ceiling. Radiator and double glazed window to the side.

Outside

Gardens to the front, side and rear mainly laid to lawn and planted with various trees, plants and hedging. Patio area, garden shed and brick pavia driveway with parking for two cars.

Broadband and Mobile phone

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

Services

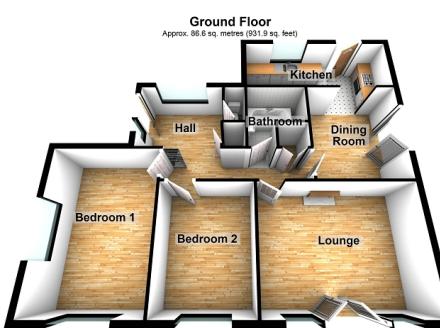
Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

D



Total area: approx. 86.6 sq. metres (931.9 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 14 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.