Clee
Tompkinson Francis

Chartered Surveyor, Valuers, Estate Agents & Auctioneers

12 Offices Across South Wales

Church Square
Cwmavon
Port Talbot
Neath Port Talbot.

Offers In Region Of **£140,000**

- MID TERRACE COTTAGE
- POPULAR LOCATION
- TWO BEDROOMS
- TWO RECEPTION ROOMS
- ENCLOSED REAR GARDEN
- IDEAL FIRST TIME BUYER
- VIEWING RECOMMENDED

General Description

EPC Rating: D66

We have pleasure in offering for sale this two bedroom mid terrace cottage situated in the village of Cwmavon close to local shops, schools and amenities and a short drive will take you to Port Talbot Town Centre, Aberavon Beach and the M4 motorway. Also in the local vicinity is Margam Park and the Afan Forest Park with walking, hiking and biking trails. The property benefits from gas central heating, double glazing and an enclosed rear garden. Viewing is recommended. Ideal first time purchase. Council Tax Band A.

Church Square, Cwmavon, Port Talbot, Neath Port Talbot.

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Entrance
Via composite front door into:

Hall
Staircase to first floor, under stairs storage cupboard, further storage cupboard, radiator, archway opening into:-

Dining Room (9' 06" x 8' 02") or (2.90m x 2.49m)
Double glazed window to the front, two recess alcoves, textured ceiling, radiator.

Lounge (14' 03" Max x 10' 0" Max) or (4.34m Max x 3.05m Max)
Double glazed door to the rear, feature fireplace incorporating gas fire, dado rail, radiator, door into:-

Kitchen (13' 02" x 6' 08") or (4.01m x 2.03m)
Double glazed window to side, double glazed door to side, fitted with a range of wall and base units with worktops over incorporating sink and drainer, space for cooker, plumbing for washing machine, wall mounted gas central heating boiler, part tiled walls, vinyl flooring, radiator, door into:-

Bathroom (9' 04" x 6' 04") or (2.84m x 1.93m)
Double glazed windows to side and rear, fitted with P shaped bath with overhead shower and side screen, wash hand basin and low level WC, panelling to walls, vinyl flooring, radiator.

First Floor Landing
Access to loft which has electric and is fully boarded.

Bedroom 1 (10' 07" x 10' 02") or (3.23m x 3.10m)
Double glazed window to the front, fitted wardrobes across one wall, double mirror fronted wardrobes, textured ceiling, radiator.

Bedroom 2 (11' 0" Max x 8' 07" Max) or (3.35m Max x 2.62m Max)
Double glazed window to the rear, mirror fronted fitted wardrobes, coved and textured ceiling, radiator.

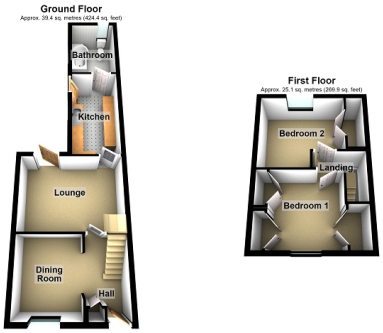
EXTERNALLY
Enclosed rear garden with seating area laid to astro turf and bordered by various plants, flowers and shrubs, patio area, storage shed, pedestrian gated access to rear lane.

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
A



Total area: approx. 64.5 sq. metres (694.3 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.