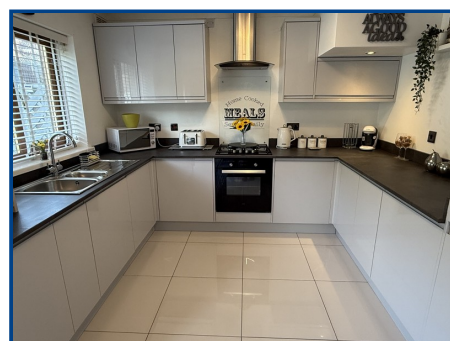
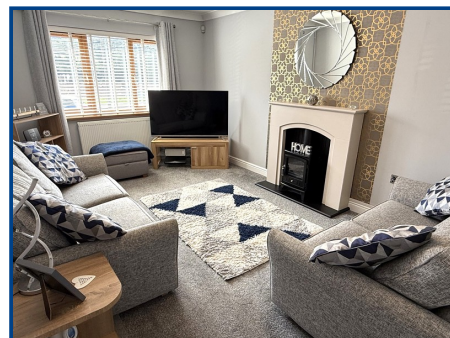


**Heol Crwys
Cwmavon
Port Talbot
Neath Port Talbot.**

Price £200,000



- SEMI DETACHED PROPERTY
- THREE BEDROOMS
- LOUNGE
- FITTED KITCHEN/DINING ROOM
- BATHROOM/W.C. & CLOAKROOM
- GARDEN & OFF ROAD PARKING
- VIEWING HIGHLY RECOMMENDED



General Description

We are pleased to offer for sale this immaculately presented three bedroom semi detached property situated in the popular area of Cwmavon close to all local amenities, Schools and the Port Talbot Town Centre with its many shops. The Aberavon Beach is situated a few miles away with its various Cafes, children's play areas, Leisure Complex and a Cinema. Internal viewing is highly recommended. Council Tax Band C.

Heol Crwys, Cwmavon, Port Talbot, Neath Port Talbot.

Property Description

Offered for sale is this lovely very well maintained semi detached property with the accommodation comprising of hallway, cloakroom, lounge and kitchen/dining room to the ground floor and three bedrooms and bathroom/W.C. to the first floor. The property benefits from having gas central heating, double glazing, off road parking to the front and enclosed garden to the rear. Internal viewing is highly recommended to fully appreciate this house.

Hall

Stairs to the first floor, tiled floor, radiator and coved ceiling. Understairs storage cupboard.

Cloakroom

Comprising wash hand basin and low level W.C. laminate floor, tiled walls, coved ceiling and extractor fan. Radiator and double glazed obscure window to the front.

Lounge (15' 11" x 9' 11") or (4.85m x 3.02m)

Feature fireplace incorporating electric fire, coved ceiling, radiator and double glazed window to the front. Double doors into:

Kitchen/Dining Room (17' 02" x 9' 10") or (5.23m x 3.00m)

Fitted with a range of wall and base units with complementary work surfaces over incorporating stainless steel one and half bowl sink and drainer. Electric oven, four ring gas hob and stainless steel extractor chimney over. Integrated fridge/freezer, plumbing for washing machine, wine cooler and gas heating boiler. Tiled floor, coved ceiling, radiator, double glazed window to the rear and double glazed French doors to the rear.

First Floor Landing

Storage cupboard incorporating shelving. Coved ceiling.

Bedroom 1 (12' 08" x 9' 11") or (3.86m x 3.02m)

Coved ceiling, radiator, Jack and Jill door to the bathroom and double glazed window to the front with countryside views.

Bedroom 2 (13' 01" Max x 8' 08" Max) or (3.99m Max x 2.64m Max)

Coved ceiling, radiator and double glazed window to the rear.

Bedroom 3 (7' 07" x 6' 09") or (2.31m x 2.06m)

Coved ceiling, access to loft and radiator. Double glazed window to the rear.

Bathroom/W.C. (6' 04" x 6' 02") or (1.93m x 1.88m)

Comprising panelled bath with overhead shower and glass side screen, vanity wash hand basin and low level W.C. Tiled effect vinyl flooring, tiled walls, radiator, coved ceiling and extractor fan. Jack and Jill door to bedroom 1. Double glazed obscure window to the front

Outside

Brick pavia driveway to the front with parking for two cars and shared pedestrian access to the side leading to an enclosed rear garden set over three tiers comprising of patio, decking and astro turn areas. 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

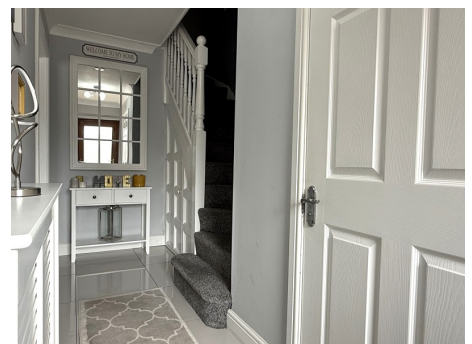
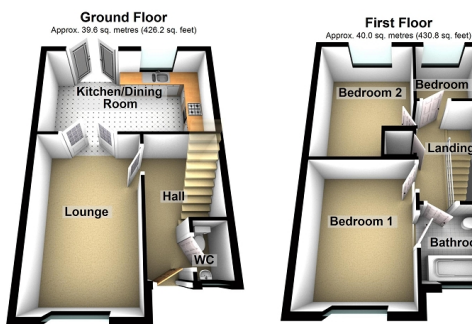
Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

C



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 mis-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.