



14 Somerset Place, Cwmavon

£145,000 Freehold

Spacious three bedroom terraced house with attic room, conservatory, low-maintenance garden, and on-street parking. Ideal for families seeking versatile living space.

Council Tax band: B

Tenure: Freehold

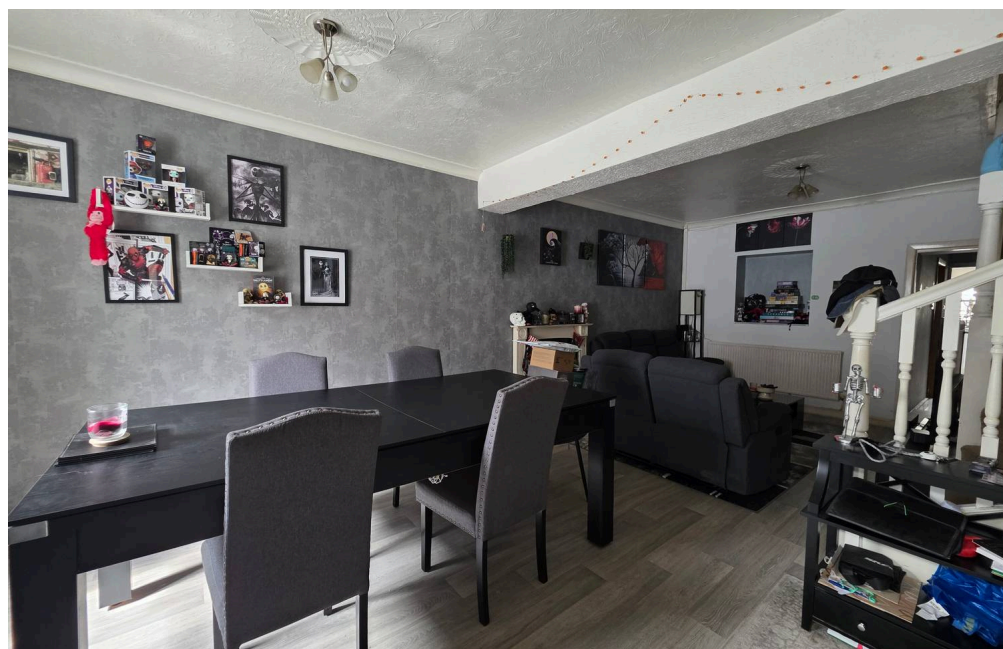
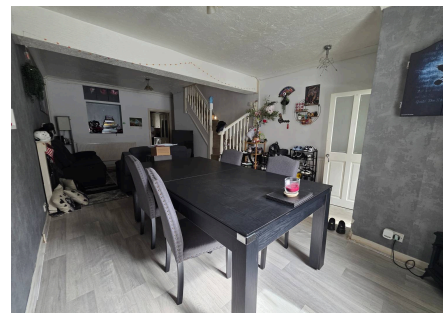
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

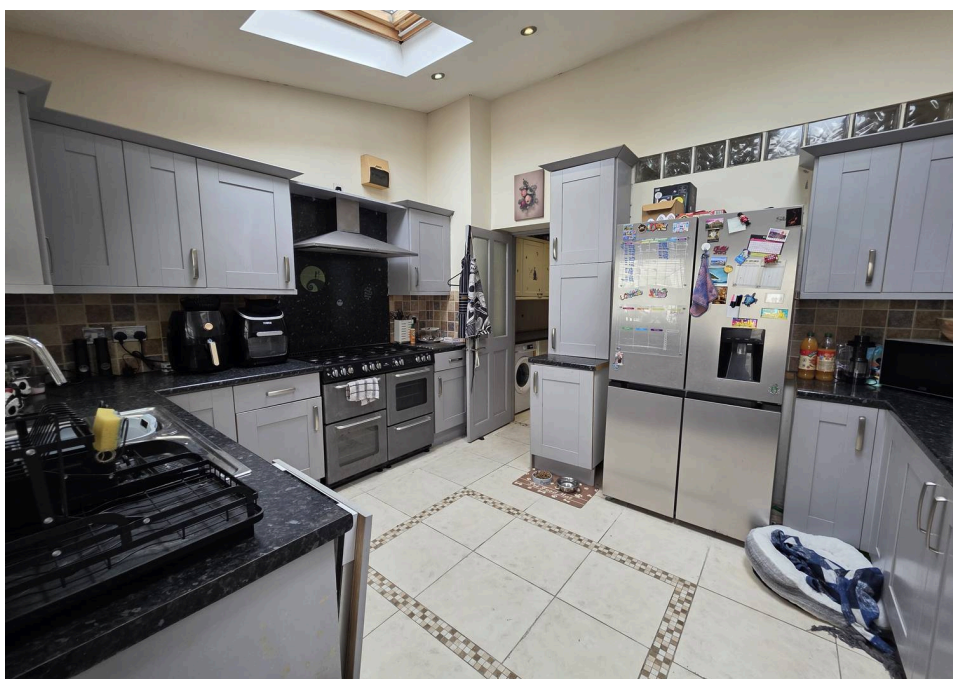
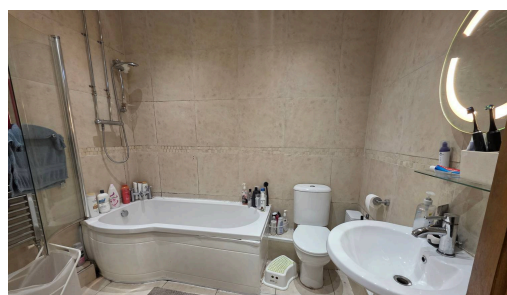
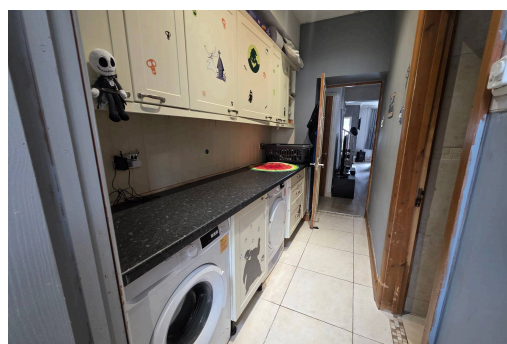
DanielMatthew
ESTATE AGENTS



Spacious three bedroom terraced house with attic room, conservatory, low-maintenance garden, and on-street parking. Ideal for families seeking versatile living space.



- Three Bedroom Mid Terrace House
- Spacious Lounge / Diner
- Conservatory
- Downstairs Bathroom
- Occasional Use Loft Conversion
- Enclosed Rear Garden
- On Street Parking
- Cwmavon Village Location
- Close to Local Schools, Shops & Amenities
- Good Transport Links



Entrance

Entrance via Upvc double glazed door. Artexed ceiling. Papered walls. Vinyl flooring. Electric and fuse board in cupboard above. Door leading to lounge diner.

Lounge/Diner

24' 10" x 13' 3" (7.58m x 4.05m)

Artex ceiling with light fittings. Papered and emulsioned walls. Upvc double glazed window to front elevation. Vinyl flooring. Three radiators. Focal point to the room is the fire surround with marble back plate and hearth with onset electric fire. Staircase to first floor with spindle balustrade and fitted carpet. Understairs storage. Door leading to utility room.

Utility

10' 2" x 4' 8" (3.11m x 1.41m)

Emulsioned ceiling with spotlights, emulsioned walls. Fitted with a range of wall-mounted and base storage units, complemented by practical work surfaces and tongue-and-groove panelling to the splashback area. Plumbing and space are provided for a washing machine and tumble dryer. Doors leading off to bathroom and Kitchen.

Bathroom

8' 6" x 7' 10" (2.60m x 2.39m)

Emulsioned ceiling with inset ceiling lights. Fully tiled walls. Floor tiles with underfloor heating. Three piece suite comprising low level WC, pedestal wash hand basin, Panelled bath with overhead mains fed shower and shower screen. Floor to ceiling cupboard with shelving. Heated chrome towel rail. Extractor fan.

Kitchen

12' 11" x 11' 6" (3.94m x 3.51m)

Sloping ceiling with spot lights and Velux windows. Emulsioned walls. Kitchen is fitted with a range of wall and base units with work surfaces. Tiled splash back areas. Stainless steel single drainer sink unit with chrome mixer tap. Integrated dishwasher. Gas cooker and gas hob with electric cooker hood above. Space for fridge/freezer. Upvc double glazed window to rear elevation. Door into conservatory.

Conservatory

11' 6" x 8' 5" (3.51m x 2.57m)

Polycarbonate roof with fan light. Upvc double glazed unit set on wall. Radiator. Vinyl flooring. Upvc French doors to rear garden area.

Landing

Artex ceiling with light fitting and light vent. Emulsioned walls. Fitted carpet. Spindle balustrade. Doors leading off.

WC

Artex ceiling with spot light. Half tiled half papered walls. Laminate flooring. Two piece suite in white comprising low level WC and wall mounted hand basin.

Bedroom One

13' 8" x 12' 0" (4.17m x 3.66m)

Artexed ceiling with light fitting. Emulsioned walls. Fitted carpet. Radiator. Upvc double glazed window to front elevation.

Bedroom Two

16' 2" x 7' 7" (4.92m x 2.31m)

Artexed ceiling with light fitting. Emulsioned walls. Upvc double glazed window to rear elevation. Radiator. Laminate flooring. Cupboard housing gas fired combination boiler.

Bedroom Three

8' 10" x 6' 4" (2.69m x 1.92m)

Artexed ceiling with light fitting. Emulsioned walls. Fitted carpet. Upvc double glazed window to rear elevation. Storage cupboard.

Study

7' 5" x 6' 9" (2.25m x 2.05m)

Emulsioned and coved ceiling with spot lights. Papered walls. Fitted carpet. Radiator and stairs leading to attic room.

Attic Room

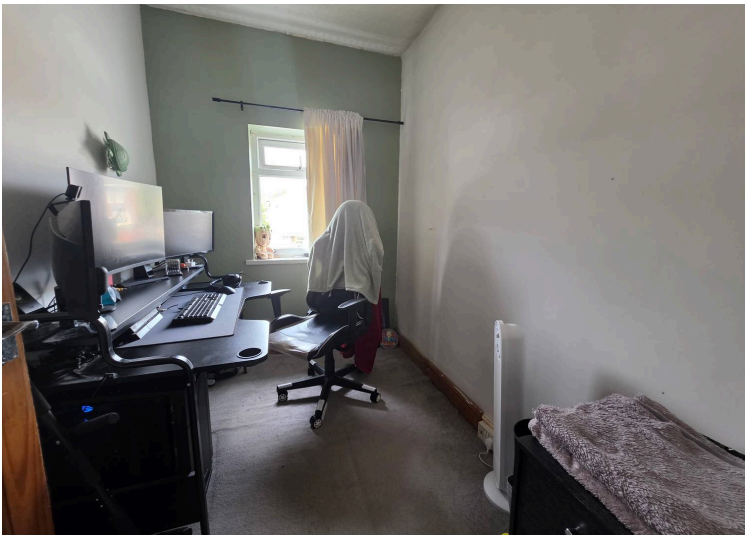
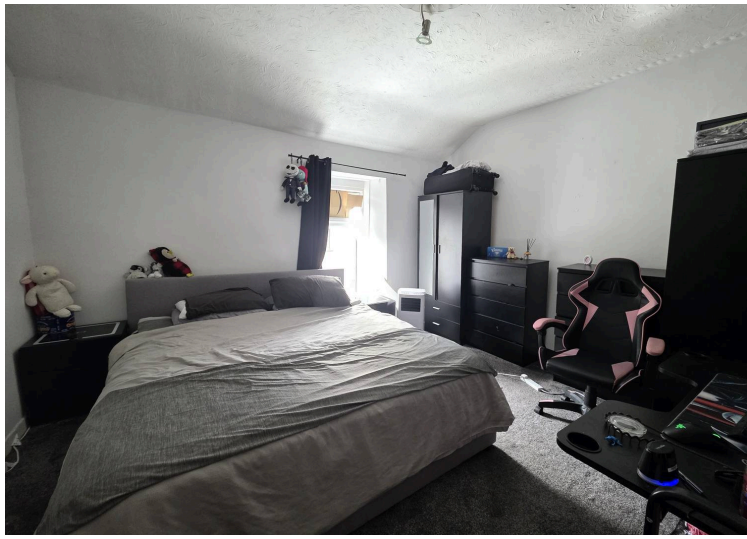
15' 3" x 9' 1" (4.66m x 2.76m)

Papered sloping ceiling with inset ceiling lights. Papered walls. Radiator. Doors to eaves space. Vinyl floor covering. Velux window to rear elevation.

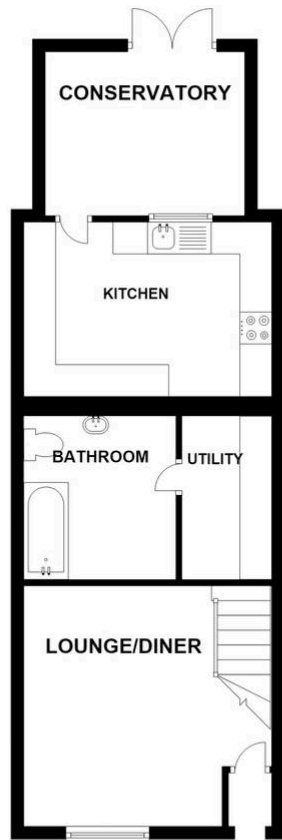


REAR GARDEN

Enclosed rear garden with wood panel fencing. Astroturf. Rear gate to rear lane access. Brick built storage shed.



GROUND FLOOR



FIRST FLOOR

