

**Heol Camlas
Cwmavon
Port Talbot
Neath Port Talbot.**

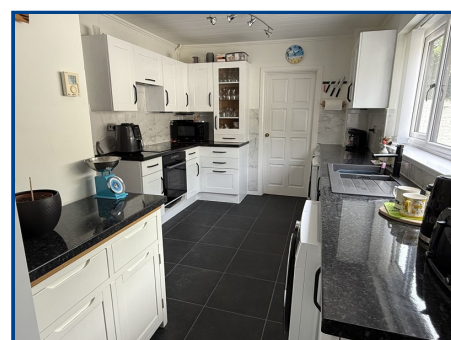
Price **£285,000**



- DETACHED PROPERTY
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- BATHROOM, CLOAKROOM & ENSUITE
- FITTED KITCHEN
- GARDENS & GARAGE
- VIEWING IS RECOMMENDED

General Description

We are pleased to offer for sale this well presented four bedroom detached family property situated in the popular village location of Cwmavon with local amenities, schools and a library. The Port Talbot Town Centre is located a few miles away as is the Aberavon Beach Front which also has a leisure complex and a cinema. Viewing is recommended. Council Tax Band D.



EPC Rating: D68

Heol Camlas, Cwmavon, Port Talbot, Neath Port Talbot.

Property Description

Offered for sale is this detached family property with the accommodation comprising of hall, two reception rooms, fitted kitchen, vestibule and cloakroom to the ground floor with four bedrooms, ensuite and bathroom to the first floor. The property benefits from having gas central heating, double glazing, gardens to the front and rear together with integral garage. Viewing is recommended.

Hall

Stairs to the first floor, radiator and double glazed obscure window to the front.

Lounge (14' 1" x 15' 5") or (4.28m x 4.70m)

Feature fireplace incorporating living flame gas fire, two wall lights, coved ceiling and two radiators. Double glazed box bay window to the front and open to:

Dining Room (9' 10" x 9' 7") or (3.00m x 2.93m)

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

Kitchen (15' 11" x 9' 9") or (4.85m x 2.97m)

Fitted with a range of base, wall and drawer units with worktops over incorporating one and half bowl sink and drainer. Electric oven, four ring induction hob and extractor fan over. Space for fridge freezer, plumbing for washing machine and space for tumble dryer. Part tiled walls, tiled flooring, radiator and double glazed window to the rear. Door into:

Inner Hallway

Double glazed obscure stable door to the rear, tiled floor and door into:

Cloakroom

Comprising wash hand basin and low level W.C. Tiled splashback, tiled floor, radiator and double glazed obscure window to the side.

First Floor Landing

Coved ceiling.

Bedroom 1 (13' 1" x 10' 2") or (4.00m x 3.10m)

Fitted wardrobes, textured ceiling, radiator and double glazed window to the front. Door into:

En-Suite

Comprising shower enclosure, vanity wash hand basin and W.C. Part tiled, tiled floor and stainless steel heated towel rail.

Bedroom 2 (14' 3" x 13' 1") or (4.35m x 4.00m)

Dado rail, textured ceiling, radiator and double glazed window to the front with views of open countryside.

Bedroom 3 (9' 10" x 9' 9") or (3.00m x 2.98m)

Radiator and double glazed window to the rear.

Bedroom 4 (9' 10" x 8' 10") or (3.00m x 2.68m)

Storage cupboards incorporating gas central heating boiler, shelving and hanging rails. Access to loft, radiator and double glazed window to the rear.

Bathroom/W.C.

Comprising panelled bath, shower enclosure with overhead water fall shower, bidet, pedestal wash hand basin and low level W.C. Part tongue and groove panelling and part tiling to walls. Tiled floor, radiator and double glazed obscure window to the rear.

Outside

Enclosed front garden with double gates to an integral garage with up and over door, working lights and electrics. Pedestrian gated access around both sides of the property leading to an enclosed rear garden with good size patio area with steps leading up to a further patio area and lawned garden bordered by various plants and shrubs.

Services

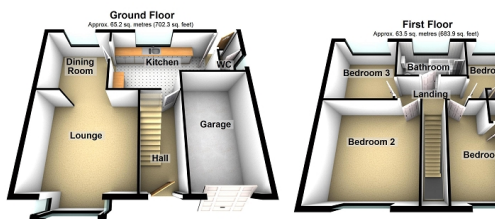
Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

D



Total area: approx. 128.8 sq. metres (1386.2 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.