

**Gwaun Afan
Cwmavon
Port Talbot
Neath Port Talbot.**

Offers Over £199,995

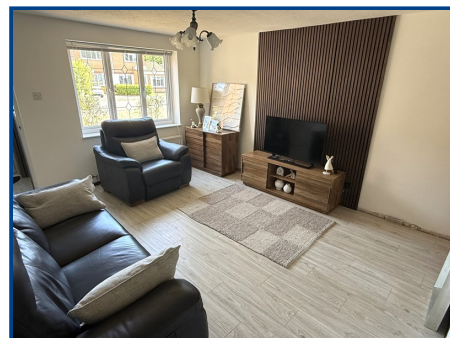


- SEMI DETACHED HOUSE
- IMMACULATELY PRESENTED
- TWO DOUBLE BEDROOMS
- CONSERVATORY
- FRONT AND REAR GARDENS
- GARAGE AND DRIVEWAY
- VIEWING A MUST

General Description

REDUCED FOR A QUICK SALE

Immaculately presented semi detached house situated in the popular village of Cwmavon close to local amenities, shops and schools, a short drive will take you to Port Talbot town centre, the M4 motorway and Aberavon beach. The accommodation which has been recently renovated comprises of entrance porch, lounge, kitchen and conservatory to the ground floor and two double bedrooms and bathroom to the first floor. The property benefits



EPC Rating: D63

Gwaun Afan, Cwmavon, Port Talbot, Neath Port Talbot.

Property Description

The accommodation which has been recently renovated comprises of entrance porch, lounge, kitchen and conservatory to the ground floor and two double bedrooms and bathroom to the first floor. The property benefits from double glazing and gas central heating. Externally there are front and rear gardens, driveway and garage. Council Tax Band B. Viewing is highly recommended.

Entrance Door

into:-

Porch

laminated flooring, door into:

Lounge (17' 01" Max x 13' 04" Max) or (5.21m Max x 4.06m Max)

Double glazed window to the front, stair case to first floor, textured ceiling, laminated flooring, radiator, door into:

Kitchen (12' 04" x 8' 04") or (3.76m x 2.54m)

fitted with a range of wall, drawer and base units with complimentary work surfaces over incorporating stainless steel sink and drainer, eye level oven and grill, four ring gas hob with extractor unit over, breakfast bar, under stairs storage cupboard, laminated flooring, radiator, opening into:-

Conservatory (10' 02" x 9' 02") or (3.10m x 2.79m)

of dwarf brick wall construction with double glazed windows and polycarb roof, double glazed french doors opening to rear, laminated flooring, radiator.

First Floor Landing

Access to loft, textured ceiling.

Bedroom 1 (12' 04" x 8' 01") or (3.76m x 2.46m)

Double glazed window to the rear, fitted with wardrobes across one wall incorporating hanging space and shelving, textured ceiling, radiator.

Bedroom 2 (12' 04" x 8' 04") or (3.76m x 2.54m)

Double glazed window to the front, fitted with wardrobes across one wall incorporating hanging space and shelving, textured ceiling, radiator.

Bathroom (9' 0" x 5' 0") or (2.74m x 1.52m)

Double glazed obscure window to the side, fitted with panelled bath with over head shower and side screen, wash hand basin and low level WC, part panelling to walls, storage cupboard housing shelving, laminated flooring, textured ceiling, radiator

EXTERNALLY

Lawned garden to the front with driveway leading to Garage, pedestrian gated access to the side leading to enclosed rear garden laid to lawn and patio and planted with an array of plants, trees and shrubs, mountain views to the rear.

Garage

With up and over door, pedestrian door leading to rear garden.

Broadband and Mobile phone

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

Services

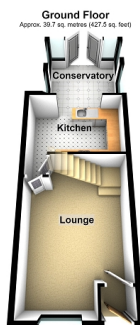
Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

B



Total area: approx. 70.6 sq. metres (759.5 sq. feet)



Important notice

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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.

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