Brynglas Avenue
Cwmavon
Port Talbot
Neath Port Talbot.

Price **£139,995**











- SEMI DETACHED HOUSE
- CORNER PLOT
- THREE BEDROOMS
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- IDEAL FIRST TIME BUYER
- NO CHAIN

General Description

EPC Rating: D66

Three bedroom mid terrace house situated in the popular village of Cwmavon close to all local amenities and with good access to the Port Talbot Town Centre and easy access to the M4 motorway. Viewing is recommended. Council Tax Band B. No chain.

Brynglas Avenue, Cwmavon, Port Talbot, Neath Port Talbot.

Property Description
Offered for sale is this three bedroom semi detached property with the accommodation comprising of entrance hall, lounge, kitchen/breakfast room and bathroom/W.C. to the ground floor and three bedrooms to the first floor. The property benefits from having gas central heating, double glazing and gardens to the front, side and rear.

Entrance
Via double glazed entrance door into:-

Hallway
Staircase to first floor, textured ceiling, dado rail.

Lounge (14' 05" Max x 9' 09" Max) or (4.39m Max x 2.97m Max)
Double glazed window to the front, feature fireplace coved and textured ceiling, laminate flooring, radiator.

Kitchen/ dining room (16' 07" Max x 8' 01" Max) or (5.05m Max x 2.46m Max)
Double glazed window to the rear, fitted with a range of wall, drawer and base units with complimentary work surfaces over incorporating stainless steel sink and drainer, electric oven and four ring gas hob with extractor chimney over, integrated fridge freezer, coved ceiling, tiled effect laminate flooring, radiator.

Inner Hall
Double glazed door to the side, storage cupboard with plumbing for washing machine, tiled effect laminate flooring, door into:-

Bathroom (7' 03" x 5' 01") or (2.21m x 1.55m)
Double glazed obscure window to the rear, fitted with panelled bath, pedestal wash hand basin and low level WC, tiled effect laminate flooring, extractor fan, radiator.

First Floor Landing
Textured ceiling.

Bedroom 1 (13' 09" x 8' 05") or (4.19m x 2.57m)
Double glazed window to the front, storage cupboard with double gazed window to the front, airing cupboard housing gas central heating boiler, textured ceiling, radiator.

Bedroom 2 (10' 01" x 8' 07") or (3.07m x 2.62m)
Double glazed window to the rear, storage cupboard, dado rail, laminate flooring, textured ceiling, radiator.

Bedroom 3 (8' 06" x 7' 0") or (2.59m x 2.13m)
Double glazed window to rear, access to loft, textured ceiling, radiator.

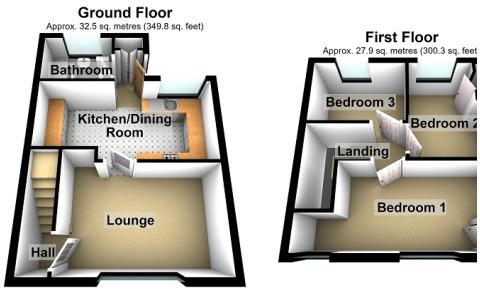
EXTERNALLY
The property is situated on a corer plot with lawned gardens to the front, side and rear, patio area, double gated access to rear part of the garden which could be adapted into a driveway.

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. 60.4 sq. metres (650.1 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.