

FOR
SALE



2 Cunard Row, Cwmavon, Port Talbot SA12 9ED

£110,000 - Freehold



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PROPERTY SUMMARY

We are pleased to present for sale with no ongoing chain this two bedroom terrace property situated within the village of Cwmavon and just a short drive away from Port Talbot town centre. The property is ideally located for country/river walks whilst allowing easy access to local amenities, schools and transport links including the nearby M4 corridor and Port Talbot Parkway railway station.

POINTS OF INTEREST

- Two bedroom mid terrace house
- Lounge
- Kitchen
- Downstairs bathroom
- EPC- C



ROOM DESCRIPTIONS

Entrance

Via PVCu opaque glazed door leading into the entrance hall finished with coving, emulsioned walls and laminate flooring. Opaque glazed door leading to lounge.

Lounge

3.00m x 3.82m (9' 10" x 12' 6") Coving, emulsioned walls, opaque double glazed PVCu window overlooking the front of the property, wall mounted feature fire, radiator, meter cupboard and fitted carpet.

Reception room 2

3.80m x 4.10m (12' 6" x 13' 5") Coving, emulsioned walls, radiator, shelving, feature fireplace, PVCu double glazed window overlooking the rear of the property and laminate flooring. Stairs leading to first floor.

Kitchen

2.42m x 3.66m (7' 11" x 12' 0") PVCu double glazed window overlooking the side of the property, PVCu opaque glazed door to the side, radiator, emulsioned walls and laminate flooring. Stainless steel sink with single drainer. Wall mounted Ideal combination boiler. A range of wall and base units with complementary roll edge work surfaces. Door leading to downstairs bathroom.

Downstairs bathroom

2.41m x 2.48m (7' 11" x 8' 2") Opaque PVCu double glazed window overlooking the rear and PVCu opaque double glazed window to the side, extractor fan, ceramic tiled walls and radiator. Three piece suite comprising low level WC, pedestal wash hand basin and panelled bath with overhead electric shower attachment. Storage space with shelving. Potential space for a shower cubicle.

First floor landing

Via stairs. Access to loft. Doors leading to two bedrooms.

Bedroom 1

3.79m x 4.11m (12' 5" x 13' 6") Emulsioned walls, PVCu opaque double glazed window overlooking the front, radiator and wooden flooring.

Bedroom 2

3.20m x 3.73m (10' 6" x 12' 3") Measurement into the wardrobe. Emulsioned walls, a range of fitted wardrobes with sliding doors, shelving, PVCu double glazed window overlooking the rear and radiator.

Outside

The rear garden is laid to courtyard with steps leading up to lawned area, slate chippings and further steps leading up to a parking area with gated access to the rear lane.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		89
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	