

FOR SALE

Asking Price £445,000 Freehold



23 Ffordd Dinas, Cwmavon, Port Talbot. SA12 9BS

- Detached House
- Four Bedrooms
- Beautifully Designed Property
- No Onward Chain
- Council Tax Band E
- Freehold
- EPC Rating TBC



PROPERTY DESCRIPTION

White and Jones are delighted to bring to market, a newly refurbished, four bedroom detached property located in the popular village of Cwmavon.

The property comprises of porch, hallway, cloakroom, spacious open plan living that includes a lounge, dining area, kitchen and fourth bedroom to the ground floor. To the first floor, you will find, three bedrooms, one with en-suite, and a family bathroom.

The property offers a bright and airy space throughout, with four double bedrooms and two beautifully designed bathrooms. The property has been fitted with new uPVC windows, a new combi boiler and a rewire.

Externally, the property has a rear garden, with raised patio area off the lounge, basement storage and a front garden laid to lawn. The property offers easy access to local amenities and local school. Viewing is highly recommended to appreciate the quality of the property.



ROOM DESCRIPTIONS

GROUND FLOOR

Entrance Porch

Entered via uPVC door, marble effect tiled flooring, uPVC frosted window to front.

Hallway

4.75m x 2.31m (15' 7" x 7' 7") Marble effect tiled flooring, stairs to first floor.

Cloakroom

Marble effect tiled floor, low level WC, wash hand basin with vanity, radiator, uPVC frosted window to front.

Open Plan Lounge/Diner

8.82m x 5.10m (28' 11" x 16' 9") Wood effect laminate flooring, uPVC window to rear, uPVC French doors leading to garden, two radiators.

Kitchen

5.01m x 2.81m (16' 5" x 9' 3") (To Furthest Point). A range of modern units with complimentary wood effect work surface over that includes a neat breakfast bar, four ring electric hob with oven under, space for fridge/freezer and washing machine, storage cupboard that houses the boiler, uPVC double glazed windows to front and side, uPVC double glazed door to side.

Bedroom Four

5.89m x 3.12m (19' 4" x 10' 3") Fitted carpet, radiator, uPVC double glazed window to front.

FIRST FLOOR

Landing

Fitted carpet, loft access.

Bedroom One

5.91m x 3.50m (19' 5" x 11' 6") Fitted carpet, radiator, uPVC double glazed window to front.

Ensuite

3.36m x 2.11m (11' 0" x 6' 11") An open en-suite bathroom with roll top bath, wash hand basin with vanity, low level WC, radiator, tiled flooring.

Bedroom Two

2.51m x 1.28m (8' 3" x 4' 2") 3.82m x 3.52m (12' 6" x 11' 7") L Shaped Room. Fitted carpet, radiator, uPVC double glazed window to rear.

Bedroom Three

3.88m x 3.76m (12' 9" x 12' 4") Fitted carpet, radiator, uPVC double glazed window to rear.

Bathroom

3.69m x 2.68m (12' 1" x 8' 10") A beautifully designed bathroom with freestanding bath, enclosed shower cubicle with tiled walls and rainfall shower, duel wash hand basin with vanity, low level WC, uPVC double glazed frosted window to side, radiator.

EXTERNAL

Description

The property has a rear garden that is ready to be paved or laid to lawn. There is a raised patio area off the lounge and basement storage. The front of the property offers off road parking and an area laid to lawn.

INFORMATION

N.B

Property Type - Detached

Gas, Electricity, Water, Sewage - All mains connected.

Heating Type - Gas

Parking - Driveway parking and on street.

Broadband - You are advised to refer to checker.ofcom.org for broadband coverage.

Mobile - You are advised to refer to signalchecker.co.uk for mobile signal and coverage.

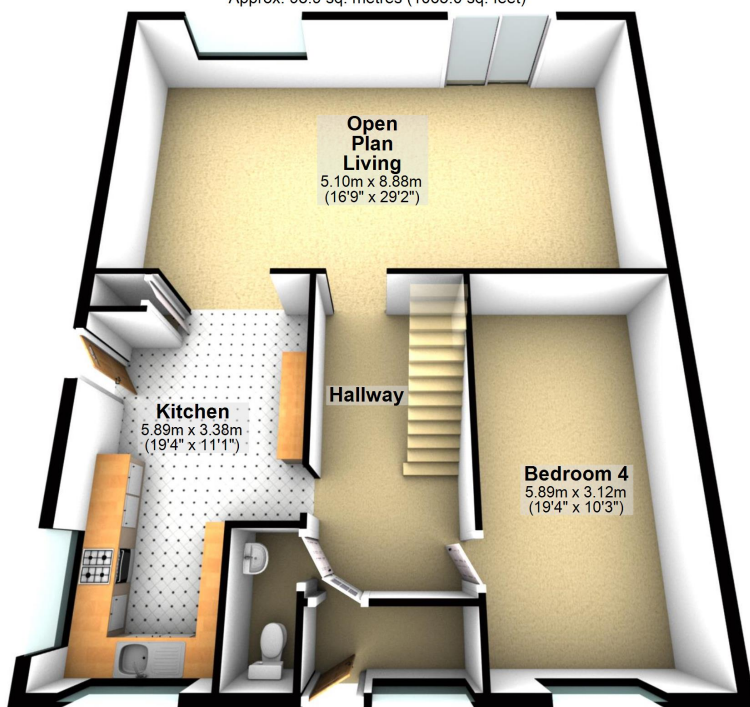


FLOORPLAN



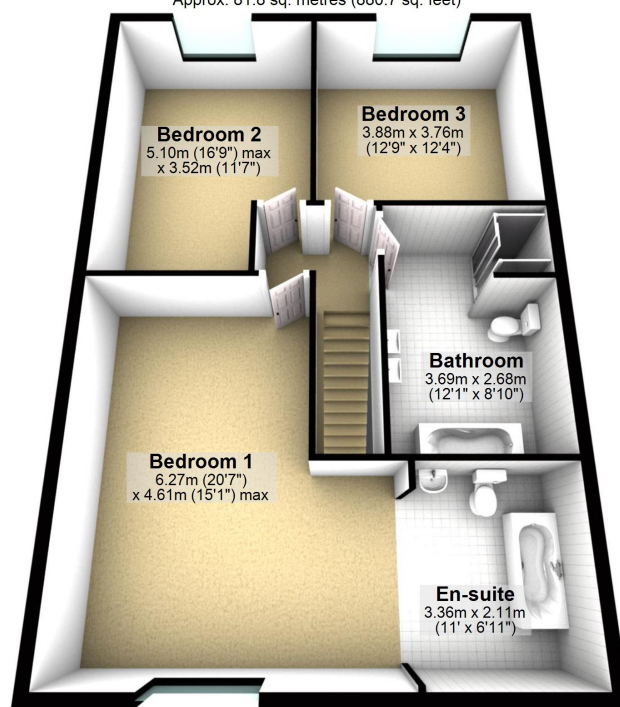
Ground Floor

Approx. 98.9 sq. metres (1065.0 sq. feet)



First Floor

Approx. 81.8 sq. metres (880.7 sq. feet)



Total area: approx. 180.8 sq. metres (1945.7 sq. feet)