

FOR
SALE



7 Caeglas, Cwmavon, Port Talbot, West Glamorgan SA12 9AZ

£320,000 -



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PROPERTY SUMMARY

We are pleased to present to the market this four bedroom detached traditional build property located in a desirable area of Cwmavon on the Cae Glas development. The property is close to local shops, schools, amenities and transport links. Close to the Afan valley cycle paths and walks. Early viewing recommended on this lovely property that is being sold with no ongoing chain.

POINTS OF INTEREST

- espoke kitchen/diner/ EPC - , Council tax band - E
- Family bathroom / Ensuite to master
- Enclosed rear garden / No ongoing chain
- Separate utility / Downstairs WC
- Integral garage / Off road parking



ROOM DESCRIPTIONS

Entrance

Via solid wood front door with double glazed panel into hallway finished with artexed ceiling, spot lights, emulsioned walls, radiator and fitted carpet. Stairs to first floor. Door to ground floor accommodation.

Reception 1

4.75m Max x 4.0m (15' 7" Max x 13' 1")

Measurements into the bay. Artexed and coved ceiling, pendant light, emulsioned walls, two radiators, timber framed square bay double glazed window overlooking the front of the property with fitted Venetian blinds. Timber framed double glazed window overlooking the side of the property with fitted Venetian blind and fitted carpet. Tiled hearth with inset living flame gas fire, wooden surround and mantle. Opening to kitchen/diner.

Kitchen/Diner

6.19m x 2.77m (20' 4" x 9' 1")

Emulsioned and coved ceiling with inset spot lights and two pendant lights, emulsioned walls with ceramic tiles to splash back areas, radiator and wood effect laminate flooring. A range of solid wood bespoke wall and base units with solid wood worktops. Belfast sink with brass mixer tap. Rangemaster double oven with six ring gas hob. Space for side by side upright American style fridge/freezer. Door to utility.

Utility

1.51m x 1.52m (4' 11" x 5' 0")

Stippled ceiling, flush light fitting, emulsioned walls with ceramic tiles to splash back areas, radiator, wood effect laminate flooring. Laminate work surface with under counter space for two appliances. Wall mounted cupboard. Wall mounted gas fired boiler. Wooden stable style back door with glazed panel leading to rear garden. Door to downstairs WC.

Downstairs w.c.

1.51m x 1.18m (4' 11" x 3' 10")

Stippled ceiling, flush light fitting, emulsioned walls with ceramic tiles to splash back areas, radiator. Timber framed frosted double glazed window overlooking the rear of the property with wooden Venetian blind, continuation of the wood effect laminate flooring. Two piece suite in cream comprising WC and wash hand basin with mixer tap set on vanity unit.

First floor landing

Via stairs. Stippled ceiling, spotlight, access to loft and doors leading off.

Bedroom 1

4.02m x 3.49m (13' 2" x 11' 5")

Stippled ceiling, pendant light, emulsioned walls, timber framed double glazed window overlooking the front of the property with fitted Venetian blind and roller blind. Fitted triple mirrored sliding door wardrobes, radiator and fitted carpet. Built in storage cupboard housing hot water tank. Door into ensuite.

En Suite

1.76m x 1.60m (5' 9" x 5' 3")

Respatex panelled ceiling with inset spot lights, emulsioned walls with ceramic tiles to splash back areas, timber framed frosted double glazed window overlooking the front of the property, matt grey wall mounted heated towel rail and ceramic tiled flooring. Three piece suite in white comprising WC, wash hand basin with mixer tap set within a white vanity unit and corner shower with mains fed wall mounted chrome rainfall head shower and screen doors.

Bedroom 2

3.32m x 2.71m (14' 2" x 8' 11")

Stippled ceiling, pendant light, emulsioned walls, timber framed double glazed windows overlooking the front and side of the property with fitted Venetian and roller blinds, radiator and fitted carpet.

MATERIAL INFORMATION

Parking Types: None.

Heating Sources: None.

Electricity Supply: None.

Water Supply: None.

Sewerage: None.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: E (48)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

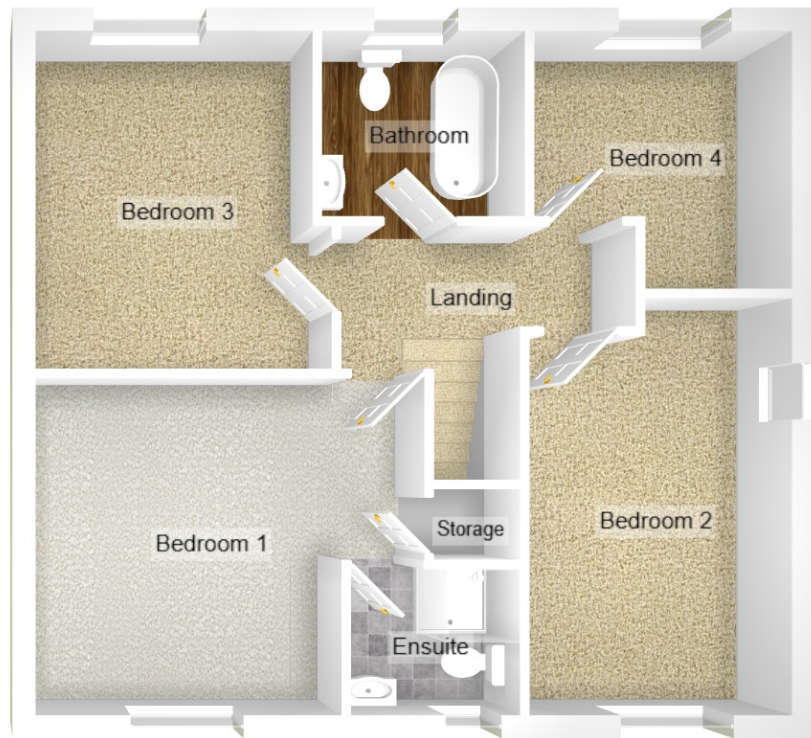
Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No





GROUND FLOOR



FIRST FLOOR