

FOR
SALE



83 Ynys Y Wern, Cwmavon, Port Talbot, West Glamorgan SA12 9DJ

£199,950 - Leasehold

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Payton
Jewell
Caines

PROPERTY SUMMARY

We are pleased to present to the market this well presented three bedroom end of terrace house in the popular area of Cwmavon. Property is leasehold with 110 year remaining. Early viewing is highly recommended to appreciate this family home.

POINTS OF INTEREST

- 3 bedroom end of terrace house
- Open plan lounge / diner
- Refurbished kitchen
- Downstairs wet room and upstairs bathroom
- Allocated parking
- EPC-C



ROOM DESCRIPTIONS

Entrance

Access via front door into a welcoming entrance hall. Skimmed ceiling with two pendant light fittings. Emulsioned walls. Laminate flooring. Radiator. Two storage cupboards. Staircase to first floor accommodation with fitted carpet. Doors leading off.

Wet room

Skimmed ceiling. Fully tiled walls. Non-slip flooring. Radiator. Room is fitted with a white suite comprising low level WC, wall mounted wash hand basin, walk in shower with wall mounted electric shower. PVCu frosted double glazed window to side of property.

Kitchen

2.96m x 2.86m (9' 9" x 9' 5") Refurbished to a high standard. Skimmed ceiling. Emulsioned walls with modern tiles to splash back areas. Laminate flooring. Radiator. Room is fitted with a range of wall and base units in modern navy finished with brass handles and complimentary work tops. White ceramic sink and drainer with brass mixer tap. Plumbing for automatic washing machine. Space for fridge/freezer. Five ring gas hob with built in electric oven below, glass splashback and overhead concealed extractor hood. One cupboard housing the gas combination boiler. PVCu double glazed window to front of property.

Lounge / diner

4.91m x 4.13m (16' 1" x 13' 7") Skimmed ceiling with two pendant light fittings. Emulsioned walls. Laminate flooring. Radiator. Understair storage cupboard. PVCu double glazed window to side and one to rear of property. PVCu double glazed french doors leading to the rear garden.

Landing

Skimmed ceiling with loft access hatch. Emulsioned walls. Fitted carpet. Radiator. Airing cupboard. Doors leading off.

Bathroom

Skimmed ceiling. Emulsioned walls. Non-slip flooring. Radiator. Room is fitted with a three piece suite in white comprising low level WC, pedestal wash hand basin with tiled splashback area, panel bath with mains fed shower, shower curtain and fully tiled to bath area. PVCu frosted double glazed window to rear of property.

Bedroom 1

4.8m x 2.6m (15' 9" x 8' 6") Skimmed ceiling. Emulsioned walls. Fitted carpet. Radiator. PVCu double glazed window to front of property.

Bedroom 2

4m x 2.74m (13' 1" x 9' 0") Skimmed ceiling. Emulsioned walls. Fitted carpet. Radiator. PVCu double glazed window to rear of property.

Bedroom 3

3.42m x 2.24m (11' 3" x 7' 4") Skimmed ceiling. Emulsioned walls. Fitted carpet. Radiator. Built in storage cupboard. PVCu double glazed window to front of property.

Outside

Front garden is laid with decorative gravel with path leading to the front door. Rear garden is bounded on three sides by wood fence with wooden gate allowing access to the allocated parking area. Low maintenance garden laid mainly with stone pavers. Path leading to storage shed with decorative gravel border. Sun terrace ideal for garden furniture.

NOTE

We have been informed by the vendor that the property is held leasehold but we have not inspected the title deeds.

Date of leasehold: 30/09/2010

Length of lease: 125 years from start date (111 years remaining)

Service charge: £29.17 PCM

Ground rent:





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		89
(81-91)	B		
(69-80)	C	76	
(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