



Bay View Heights, Cwmavon,  
Port Talbot, Neath Port Talbot, SA13 2ET.

Offers in the Region Of £200,000

\*\*\*\*Exclusive with Abbey Residential Agents\*\*\*\*

If you are interested in this home, please contact ourselves verbally.

Abbey Residential Agents are proud to offer for sale by private treaty this well presented traditional semi detached family home with panoramic views to the front aspect in Cwmavon.

This home is situated on a no through road and good access to the M4 and road access into the town of Port Talbot. A short distance to Afan Argoed and local walks in the scenic countryside. We strongly recommend internal viewing of this home to appreciate the size and condition of the family home. The home benefits from two well proportioned reception rooms, cloakroom, modern fitted kitchen, four piece family bathroom, gas fired heating and is double glazed. Vacant Possession with no onward chain.

The accommodation consists to the ground floor of an entrance porch, hall, cloakroom, lounge, dining room with an arch leading into modern fitted kitchen. To the first floor there are three bedrooms and a four piece family bathroom. Externally there are front and rear gardens with a driveway to the side of the home.

### Entrance

via pvc door into the storm porch.

### Porch

Tiled floor. Two pane to either side of the main entrance door. Double glazed window to the left and right hand side. Door into the hall.

### Hall

Radiator. Double glazed window to the side aspect. Staircase to the first floor. Laminated flooring. Staircase to the first floor. Panelled to the walls. Textured ceiling with coving. Under stairs cupboard. Door to the cloakroom.

### Cloakroom

Frosted double glazed window to the side aspect. Tiled to the walls and the floor. A suite which consists of a sink unit, toilet. Spot light.

### Lounge

14' 11" x 12' 8" (4.54m x 3.86m)  
Double glazed window to the front aspect, radiator, plain plastered ceiling with coving, laminated flooring.

### Dining Room

14' 5" x 10' 7" (4.39m x 3.22m)  
Double glazed bay window to the rear aspect, plain plastered ceiling with coving. Alcove cupboard to both sides of the chimney breast wall. Radiator. Laminated flooring. Arch to the kitchen.

### Kitchen

8' 4" x 7' 6" (2.54m x 2.28m)  
Double glazed window to the side and the rear aspect. Half frosted pvc door leading into the rear garden. Plain plastered ceiling with coving. Tiled floor. A range of fitted wall and base units inset sink unit. Inset electric hob, extractor fan, oven. Space for a washing machine. Space for a fridge/freezer. Brick effect tiled splash backs.

### First Floor Landing

Frosted double glazed window to the side aspect. Textured ceiling with coving. Access to the loft.

### Bedroom One

14' 1" x 11' 8" (4.29m x 3.55m)  
Double glazed window to the front aspect, textured ceiling with coving, picture rail, radiator. Storage cupboard. Front view aspect.



### Bedroom Two

12' 2" x 11' 8" (3.71m x 3.55m)

Double glazed window to the rear aspect, textured ceiling with coving, radiator.

### Bedroom Three

7' 5" x 8' 0" (2.26m x 2.44m)

Double glazed window to the front and the side aspect, radiator, textured ceiling with coving.

### Family Bathroom

8' 7" x 7' 9" (2.61m x 2.36m)

Frosted double glazed window to the side and the rear aspect. Plain plastered ceiling, vinyl flooring, chrome towel rail. Brick effect tiled splash backs. A four piece suite inset pedestal wash hand basin, corner bath with attached taps, shower cubicle and a toilet.

### Garden

To the front there is low maintenance front garden with a driveway to the side of the home. Gate leading into the rear garden. To the rear there is a full width patio with steps up to a further portion of the garden which is raised and enclosed.



### Tenure - Freehold

Please ask your solicitor to check the tenure.

### Energy Performance Certificate

Current - 60 - D Potential - 80 - C Total Floor Area 101 square metres Certificate Number - 2163 - 1017 - 9412 - 7464 - 6923 Valid until 15th January 2023 Full EPC can be located on [www.epcregister.com](http://www.epcregister.com)

### Viewing by appointment with the selling agents

Due to Covid-19 situation we have 360 degrees panoramas of each room of this home for your perusal via the virtual tour tab. Physical viewing will have to be a minimum upon qualification by our team. Safety is paramount to all parties in the process. Please respect the procedures in place at this time.

### Disclaimer

These property particulars, together with photographs and floor plans are intended to give a fair description of the home, however they do not form any part of a contract. Purchasers must satisfy themselves by personal inspection of the home. The vendor, their agents, Abbey Residential Agents and persons acting on their behalf do not give a warranty



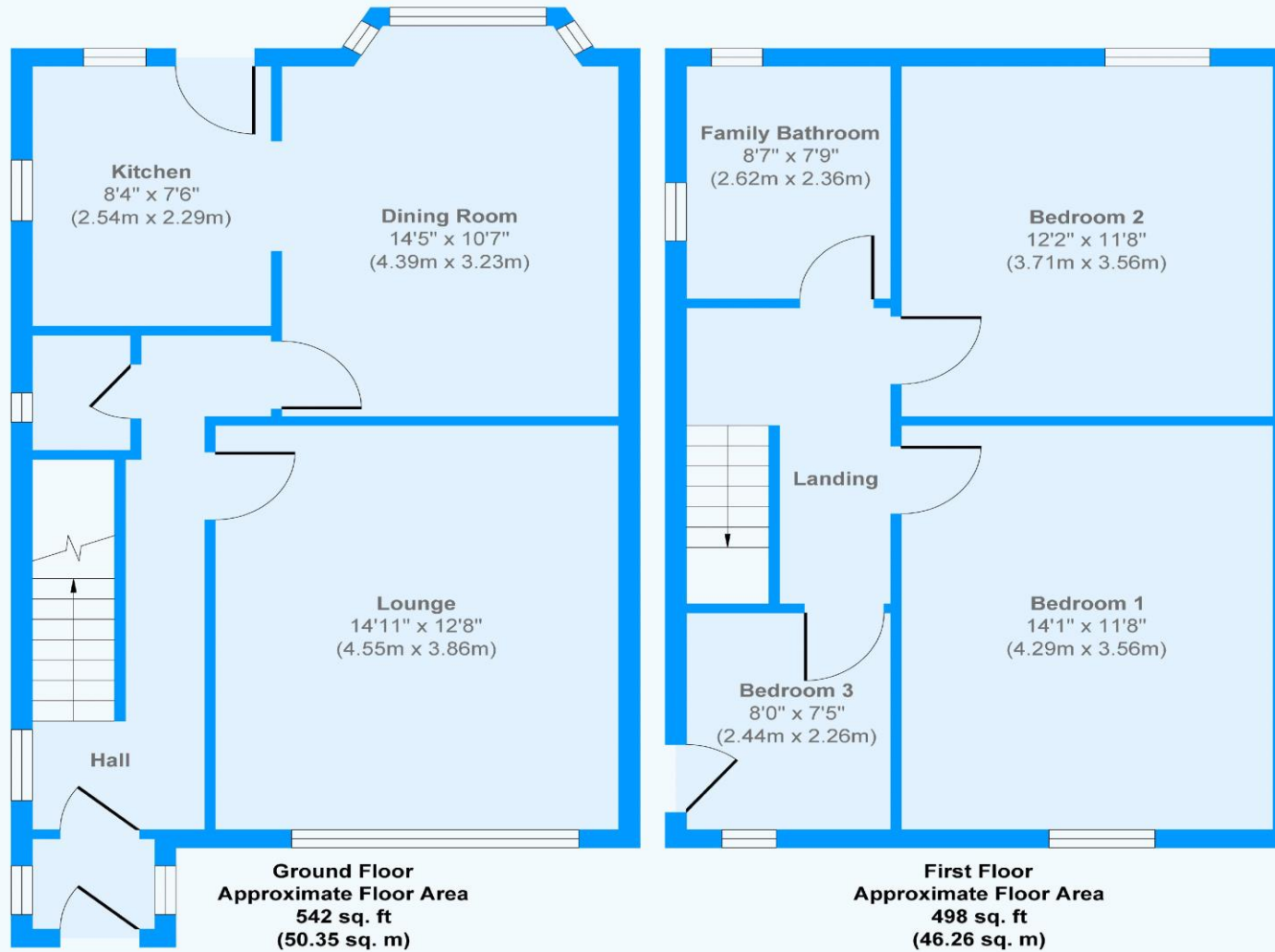
in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Abbey Residential Agents have added the Energy Performance Certificate to the property particulars. Any appliances and/or services mentioned with these particulars have not been tested or verified by Abbey Residential Agents. All negotiations should be conducted through Abbey Residential Agents. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Abbey Residential Agents in relation to these charges has been provided to us by the vendor and has not been verified by Abbey Residential Agents. We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any professional work without consent from the NCIS. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.







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**Approx. Gross Internal Floor Area 1040 sq. ft / 96.61 sq. m**

Produced by Elements Property



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