

**Tabernacle Terrace
Cwmavon
Port Talbot
Neath Port Talbot.**

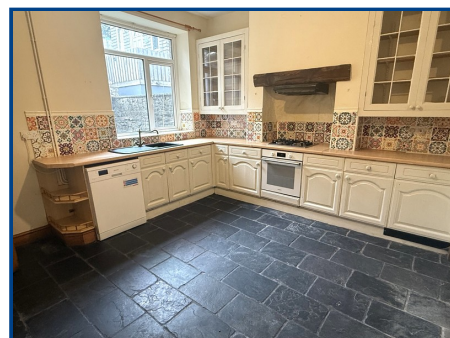
Offers Over £300,000



- DETACHED HOUSE
- SPACIOUS ACCOMMODATION
- FIVE BEDROOMS
- THREE RECEPTION ROOMS
- DOWNSTAIRS CLOAKROOM
- UTILITY ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- ENCLOSED GARDENS

General Description

This spacious detached property is situated in a semi rural location close to the village of Cwmavon with an array of local amenities, schools and shops with easy access to Port Talbot Town Centre, the M4 motorway and Aberavon Beach front. Council Tax TBC. Viewing is highly recommended. No chain. Council Tax Band E.



EPC Rating: D59

Tabernacle Terrace, Cwmavon, Port Talbot, Neath Port Talbot.

Property Description

We are pleased to offer for sale this spacious detached family home situated in the Cwmavon area of Port Talbot. The accommodation comprises of entrance porch, hallway, three reception rooms, kitchen, utility and WC to the ground floor and five bedrooms and bathroom to the first floor, the property benefits from gas central heating, double glazing, front and rear gardens and outbuilding.

Entrance

Door into:-

Porch

Tiled flooring, dado rail, coved ceiling, door into:-

Hallway

Stair case to first floor, under stairs storage cupboard, tiled flooring, dado rail, radiator.

Reception Room 1. (12' 06" x 11' 05") or (3.81m x 3.48m)

Double glazed box bay window to the front, feature fireplace, two recess alcoves incorporating wall lights, open floorboards, cornice coving to ceiling, radiator.

Reception Room 2. (11' 09" x 11' 05") or (3.58m x 3.48m)

Double glazed box bay window to the front, double glazed window to the side, feature fireplace incorporating multi fuel stove, open floorboards, cornice coving to ceiling, radiator.

Reception Room 3 (11' 11" x 9' 09") or (3.63m x 2.97m)

Double glazed french doors to rear, double glazed window to side, feature fireplace, recess alcove incorporating shelving, cornice coving to ceiling, open floorboards, radiator.

Kitchen (12' 04" x 11' 11") or (3.76m x 3.63m)

Double glazed window to the rear, fitted with a range of wall, drawer and base units with worktops over incorporating sink and drainer, electric oven and four

ring gas hob with extractor fan over, integrated fridge, plumbing for dishwasher, tiled flooring, part tiled walls, radiator.

Utility Room (9' 03" x 7' 03") or (2.82m x 2.21m)

Double glazed window to the rear, work top tiled to splash back, wall mounted gas central heating boiler, plumbing for washing machine, tiled flooring, door to side.

W.C.

Double glazed obscure window to the rear, fitted with WC and wash hand basin tiled to splashback, tiled flooring.

First Floor Landing

Double glazed window to the rear. radiator.

Bedroom 1 (12' 05" x 11' 06") or (3.78m x 3.51m)

Double glazed window to the front, ornate feature fireplace, dado rail, coved ceiling, radiator.

Bedroom 2 (11' 08" x 9' 11") or (3.56m x 3.02m)

Double glazed window to the front, ornate feature fireplace, dado rail coved ceiling, radiator.

Bedroom 3 (11' 10" Max x 9' 10" Max) or (3.61m Max x 3.00m Max)

Double glazed window to the rear, ornate feature fireplace, dado rail, coved ceiling, radiator.

Bedroom 4 (13' 01" Max x 12' 05" Max) or (3.99m Max x 3.78m Max)

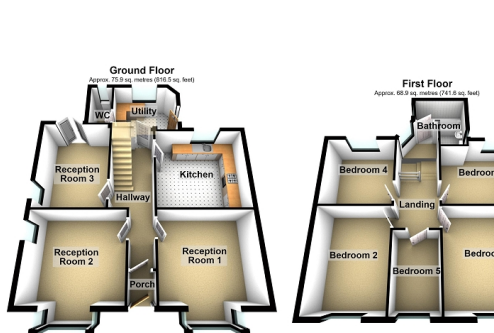
Double glazed window to the rear, ornate feature fireplace, picture rail, coved ceiling, radiator.

Bedroom 5 (8' 02" x 5' 09") or (2.49m x 1.75m)

Double glazed window to the front, access to loft, fitted wardrobes across one wall (does require doors), radiator.

Bathroom

Two double glazed obscure windows to the side fitted with panelled bath with overhead shower and side screen, pedestal wash hand basin and low level WC, access to roof space, vinyl flooring, heated towel rail.



Total area: approx. 144.8 sq. metres (1558.1 sq. feet)



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