## Woodland Row
## Cwmavon
## Port Talbot
## Neath Port Talbot.

Price **£169,995**











- SEMI DETACHED HOUSE
- CUL-DE-SAC LOCATION
- TWO BEDROOMS
- CONSERVATORY
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- ENCLOSED GARDEN
- PARKING FOR TWO CARS
- NO CHAIN

## General Description

Offered for sale is this well presented two bedroom semi detached property situated in this popular location and close to all local village amenities, the Port Talbot Town Centre is a short drive away as is the Aberavon Beach with its various eateries and Cinema. There is good access to the M4 Motorway. Council Tax Band B. NO CHAIN.

# Woodland Row, Cwmavon, Port Talbot, Neath Port Talbot.

## Property Description
We are pleased to offer for sale this well presented two bedroom semi detached property with the accommodation comprising of entrance porch, lounge,kitchen/breakfast room and conservatory to the ground floor and two bedrooms and bathroom/W.C. to the first floor. The property benefits from having gas central heating, double glazing, gardens to the front and rear together with off road parking to the side for two cars, Viewing is recommended.

## Entrance
Via double glazed door into:-

## Porch
Tiled flooring, wall light, door into:-

## Lounge (14' 02" x 12' 03") or (4.32m x 3.73m)
Double glazed window to the front, staircase to the first floor, coved and textured ceiling, laminate flooring, radiator, door into:-

## Kitchen (12' 03" x 9' 10") or (3.73m x 3.00m)
Fitted with a range of wall, drawer and base units with complimentary work surfaces over incorporating sink and drainer, four ring gas hob with extractor over, electric oven and grill, plumbing and space for washing machine, space for american style fridge freezer, breakfast bar, part tiled walls, laminate flooring, coved ceiling, vertical wall mounted radiator, double glazed window to the rear, door into:-

## Conservatory (9' 01" x 8' 0" ) or (2.77m x 2.44m)
Of dwarf brick wall and UPVC construction with polycarb roof, double glazed windows to sides and rear, double glazed french doors to rear, laminate flooring.

## First Floor Landing
Access to loft, textured ceiling.

## Bedroom 1 (12' 03" x 9' 03" ) or (3.73m x 2.82m)
Double glazed window to the rear, fitted wardrobes with sliding doors, airing cupboard housing gas central heating boiler, laminate flooring, coved and textured ceiling, radiator.

## Bedroom 2 (12' 03" x 6' 08" ) or (3.73m x 2.03m)
Double glazed window to the front, textured ceiling, radiator.

## Bathroom (8' 0" x 4' 02" ) or (2.44m x 1.27m)
Double glazed obscure window to the side, fitted with bath with over head shower and side screen, wash hand basin and low level WC set in vanity unit, fully tiled walls, laminate flooring, heated towel rail.

## EXTERNALLY
Garden to front laid to lawn with driveway to the side with parking for two cars, pedestrian gated access leading to enclosed rear garden laid mainly to lawn, patio area, garden shed.

## Broadband and Mobile phone
Broadband is available in the vicinity and the mobile phone signal in the area is deemed to be good.

## Services
Mains electricity, mains water, mains gas, mains drainage

## Tenure
Freehold

## Council Tax
B




Total area: approx. 64.0 sq. metres (688.4 sq. feet)





**Important notice**

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**Professional Services**

Our 12 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial. If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

**Money Laundering Regulations**

As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.