

## **5 Tyr Owen Terrace, Cwmavon, SA12 9BG**

**£94,995**

PRICE REDUCTION!!..... Ideal investment!!.....Three bedroom mid terraced property with tenant in situ in the sought after area of Cwmavon, Port Talbot. The property is within close proximity to local amenities, bus route and the town centre. The property briefly comprises of two reception rooms, kitchen to the ground floor with three bedrooms and bathroom to the first floor. Enclosed garden and garage/storage area to the rear.

To arrange a viewing please contact the office on 01639 760033.

## GROUND FLOOR

### Inner Porch

Entrance via PVCu front door into inner porch with tiled flooring, emulsion walls. Door giving access to hallway.

### Hallway

Emulsion to ceiling and walls, laminate floor, radiator, stairs to the first floor, access to the reception room and kitchen.

### Reception room

4.121m at widest point x 3.528m (13' 6" x 11' 7") Emulsion ceiling and walls, carpet to floor, fireplace, PVCu double glazed bay window to front, window to the rear, radiators, power points.

### Kitchen

3.025m x 3.657m (9' 11" x 12' 0") Fully fitted wall and base units, sink, integrated hob, oven and extractor fan. Part tiled and emulsion walls, tiles to the floor. PVCu window to the side of the property, access to the rear reception room.

### Reception Room

2.852m x 3.114m (9' 4" x 10' 3") Emulsion to ceiling and walls, tiles to floor, PVCu double glazed window to side, PVCu double glazed doors to rear, radiator and power points.

## FIRST FLOOR

### Landing

Stairs from hallway leading to first floor, access to all bedrooms and bathroom.

### Master Bedroom

Emulsion to ceiling and walls, carpet to floor, PVCu window to front, radiator, power points.

### Second Bedroom

3.301m x 3.476m (10' 10" x 11' 5") Emulsion to ceiling and papered walls, carpet to floor, radiator, power points, , PVCu window.

### Third Bedroom

3.027m x 1.926m (9' 11" x 6' 4") Emulsion to ceiling and walls, carpet to floor, radiator, power points, PVCu window.

### Bathroom

2.067m x 1.740m (6' 9" x 5' 9") Emulsion to ceiling, part emulsion part tiles to walls, tiles to floor, PVCu double glazed window to side, wash hand basin, W.C., bath, radiator.

## OUTSIDE


### Front garden

Gate access to the paved front garden. Pathway to the front door.

### Rear garden

Fully enclosed rear garden with paved and graveled area. Large brick garage/storage area to rear of the garden with a roller shutter door giving access to the rear lane.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>54</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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