



12 Cunard Row, Port Talbot, SA12 9ED Offers Over £130,000

Welcome to this charming terraced house located on Cunard Row in the picturesque village of Cwmavon, Port Talbot. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three spacious bedrooms, there is plenty of room for the whole family to enjoy.

The house has recently undergone a full refurbishment, ensuring that it is in pristine condition and ready for you to move in without any hassle. The three large bedrooms offer ample space for a growing family or for those who enjoy having a home office or hobby room.

Situated close to the stunning Afan Valley, outdoor enthusiasts will appreciate the easy access to nature and various outdoor activities. Whether you enjoy hiking, cycling, or simply taking a leisurely stroll, this location offers something for everyone.

One of the advantages of this property is that it comes with no ongoing chain, making the buying process smoother and more straightforward. Don't miss out on the opportunity to own this lovely home in a beautiful location. Contact us today to arrange a viewing and make this house your own!

PENNAF PREMIER - 01639 760033

GROUND FLOOR



Entrance Hallway

Entrance via Upvc double glazed front door. Plaster painted walls and ceiling, central light, radiator. Carpet flooring with luxury vinyl tiles to entrance hallway.



Reception Room One

9'10" x 12'7" (3.021 x 3.838)

Upvc double glazed window to front. Plaster painted walls and ceiling with central light. Radiator, cupboard housing gas meter, carpet.



Reception Room Two

13'1" x 11'9" (4.009 x 3.582)

Upvc double glazed window to rear. Plaster painted walls and ceiling with central light. Radiator, carpet. Stairs leading to first floor.



Kitchen

14'4" x 7'8" (4.376 x 2.339)

Upvc double glazed window to side. Plaster painted walls and ceiling with central light. Range of wall and base units, stainless steel sink. Integrated electric oven and hob with extractor fan. Space and plumbing for washing machine, space for fridge freezer. Cupboard housing new combination boiler with 2 year warranty. Luxury vinyl floor tiles.



Inner Hallway

Upvc double glazed door to rear garden. Plaster walls and ceiling with central light. Luxury vinyl floor tiles.

Family Bathroom

Upvc double glazed windows to rear. Respatex walls with plaster painted ceiling, central light. Low level W.C, vanity wash hand basin, bath with rainwater shower over bath, radiator, luxury vinyl floor tiles.



FIRST FLOOR

Stairs And Landing

Stairs from reception room two leading to landing, wooden banister and spindles. Plaster painted walls and ceiling with central light. Carpet. Attic access which is insulated.



Bedroom One

13'9" x 12'0" (4.195 x 3.661)

Upvc double glazed window to front. Plaster painted walls and ceiling with central light. Radiator. Carpet flooring.



Bedroom Two

12'5" x 7'8" (3.798 x 2.356)

Upvc double glazed window to rear. Plaster painted walls and ceiling with central light. Radiator. Carpet flooring.



Bedroom Three

14'4" x 8'0" (4.393 x 2.460)

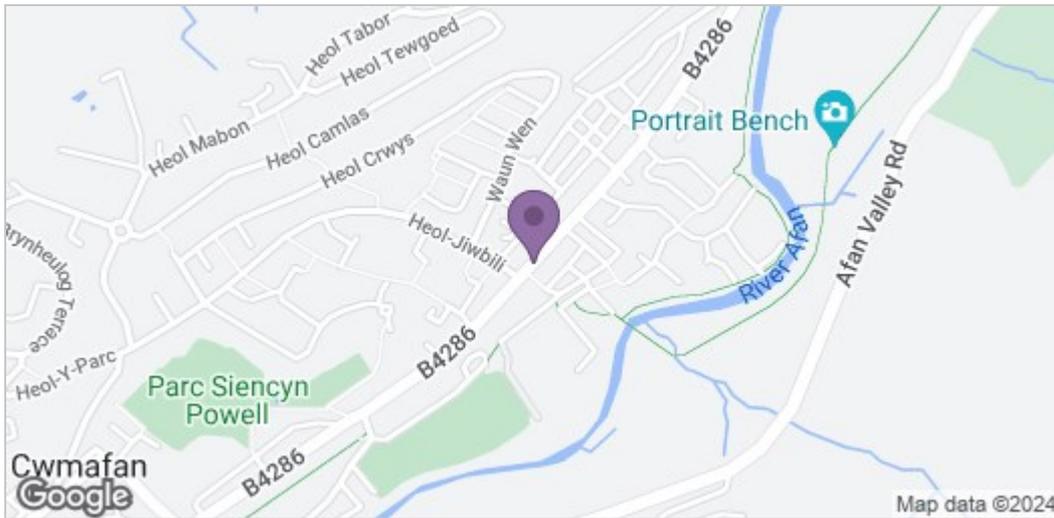
Upvc double glazed window to side. Plaster painted walls and ceiling with central light. Radiator. Carpet flooring.



EXTERNAL

Rear Garden

Enclosed rear garden with brick walls and fencing. Pathway from back door leading to rear lane through wooden gate. Outside sheds.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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