



Flat 2, Ty Cynan House Heol Jwbili, Port Talbot, SA12 9NS £79,995

Nestled in the charming village of Cwmavon, this delightful two-bedroom ground floor flat offers a perfect blend of comfort and convenience. Located on Heol Jwbili, the property is ideally situated near the picturesque Afan Valley, renowned for its stunning natural beauty and outdoor activities.

Upon entering the flat you will find a welcoming reception room that provides a warm and inviting space for relaxation or entertaining guests. The flat features two well-proportioned bedrooms, making it an excellent choice for small families, couples, or individuals seeking extra space. The bathroom is thoughtfully designed to cater to your daily needs.

The location is particularly advantageous, as it is just a short distance from Port Talbot town centre, where you can enjoy a variety of shops, restaurants, and local amenities. The surrounding area boasts excellent transport links, ensuring easy access to nearby towns and cities.

This property presents a wonderful opportunity for those looking to embrace village life while remaining close to urban conveniences. Whether you are a first-time buyer or seeking a rental investment, this flat in Cwmavon is sure to impress with its appealing features and prime location. Don't miss the chance to make this lovely flat your new home.

To book an appointment to view this property please call PENNAF PREMIER 01639 760033

GROUND FLOOR

Communal Hallway

Entrance via secure main door into communal hallway. Stairs providing access to first floor flats. Secure rear door providing access to rear communal area. Intercom system to each flat. Composite front door providing access to the flat.



Entrance Hallway

Entrance via composite front door into hallway. Wall papered walls, picture rail, dado rail, central light, radiator, vinyl flooring. Large storage cupboard with shelving and housing electric meters.



Living Room

13'10" x 10'8" (4.234 x 3.272)

Upvc single glazed window to front. Wallpapered walls and ceiling, central light, wall lights, picture rail, dado rail, radiator, vinyl flooring. Wood feature fireplace.



Kitchen

10'6" x 10'2" (3.222 x 3.114)

Two Upvc single glazed windows and Upvc rear door leading to rear communal garden area. Range of wall and base units, laminate work surface, black one and a half sink with drainer

and mixer taps, freestanding gas oven and hob, extractor fan, plumbing for washing machine, space for fridge freezer. Fully tiled walls, ceramic floor tiles, radiator. Central light and spot lights above sink. Large walk in storage cupboard housing combination boiler serving domestic hot water and central heating.



Bedroom One

14'4" x 10'9" (4.376 x 3.280)

Upvc single glazed window to front. Wallpaper walls and ceiling, central light, picture rail, radiator, carpet. Cast iron fireplace housing electric fire.



Bedroom Two

14'8" x 10'4" (4.478 x 3.167)

Upvc single glazed window to rear. Wallpaper walls and ceiling, central light, radiator, carpet.



Shower Room

6'0" x 4'0" (1.839 x 1.244)

Upvc single glazed frosted window to rear. Walk n shower cubicle with glass shower screen, low level w.c, wash hand basin, wall cupboards. Respatex to walls, vinyl tile flooring.



Front Communal Area

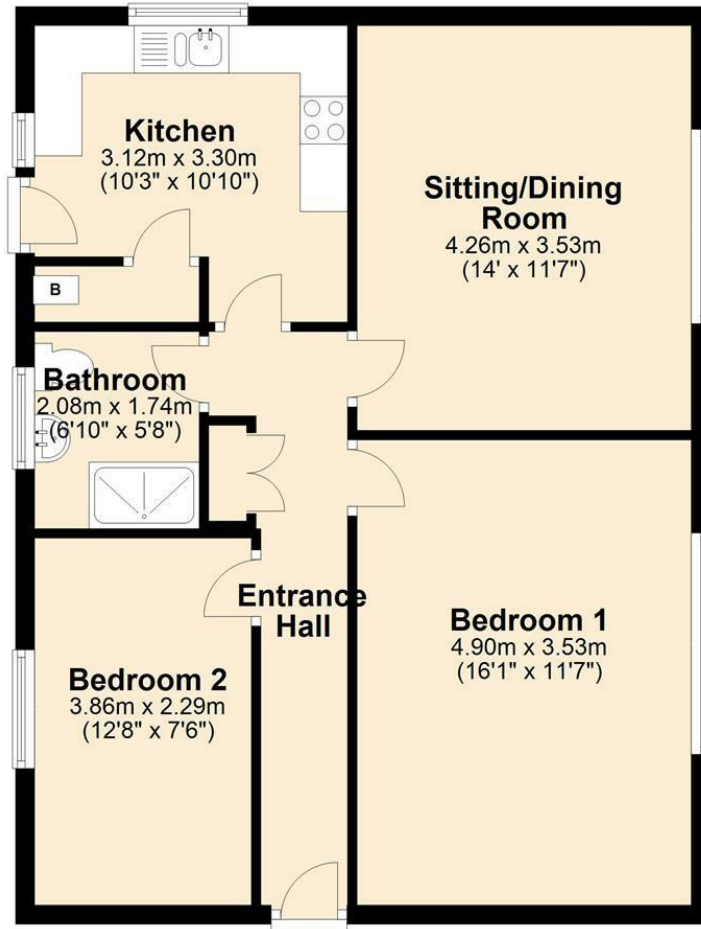
Pathway from main road leading to front communal area and pathway to front communal door. Lawned front garden area with mature trees and shrubs.

Rear Communal Area

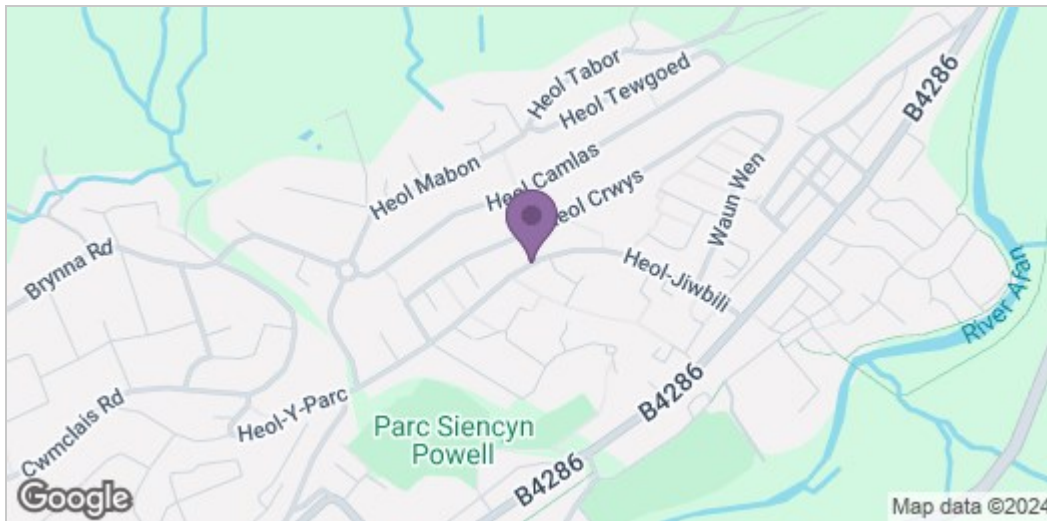
Steps down to rear communal area from side road on to slabbed courtyard leading to rear door and pathway around to the front of the property. Shed allocated for property.

Ground Floor

Approx. 64.1 sq. metres (690.3 sq. feet)



Total area: approx. 64.1 sq. metres (690.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(55-68) D		
(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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