



## 24, Heol Cwmmawr, Cwmavon, Port Talbot, Glamorgan, SA12 9PE


Better Move are delighted to offer this three bedroom semi-detached house located in the village of Cwmavon situated close to an array of local amenities such as shops and schools. This property benefits from gas central heating, off street parking in the form of a driveway along with a separate garage whilst briefly comprising of an open plan lounge, kitchen and dining room, separate utility room, three bedrooms and a bathroom.

To the ground floor you will find the open plan lounge/kitchen/diner which is light and airy. The lounge area comprises of wooden flooring and neutral décor with a bold feature wall. This room provides ample space for furniture and access to the rear garden through a set of large French doors. The dining area comprises of wooden flooring and neutral décor with a bold feature wall whilst providing ample space for all needed furniture and a large family dining table.

The kitchen is nicely presented with tiled flooring and neutral décor with tiled splash backs. This room provides ample storage space and benefits from an integrated oven, hob and extractor fan. On the first floor you will find the master bedroom. This room benefits from carpeted flooring with neutral décor and built in wardrobes. This room provides space for all needed furniture and is pleasantly cosy. Bedroom 2 is also nicely presented with neutral décor and is light and airy. This room provides ample space for all bedroom furniture. Bedroom 3 is of a good size and is well presented with carpeted flooring and neutral décor. This room is perfectly sized to be a young child's bedroom or as a home office. The family bathroom comprises of wooden flooring and tiled walls and benefits from a WC, wash basin and panelled bath with overhead shower.

The exterior of the property is mostly laid-to lawn and benefits from a stone driveway to the front of the property and a part stoned rear garden with a stone shed and separate utility room.



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	