



Ynys Y Gored, Port Talbot, Neath Port
Talbot. SA13 2EB

£280,000

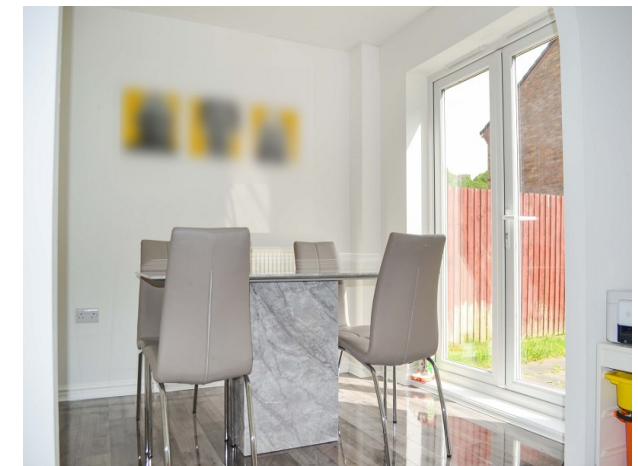


Ynys Y Gored, Port Talbot, Neath Port Talbot. SA13 2EB

Introducing this FOUR bedroom detached house located within walking distance of Port Talbot town centre, local shops and amenities. The property is BEAUTIFULLY PRESENTED throughout and would make an ideal family home. Viewing is highly recommended to appreciate what this property has to offer.

£280,000 - Freehold

- FOUR bedroom detached house
- Newly refurbished kitchen and bathrooms
- Off-road parking
- Enclosed rear garden
- VIEWING HIGHLY RECOMMENDED
- EPC - D
- Council tax band D.



DESCRIPTION

We are pleased to introduce this IMMACULATE four bedroom detached house located in the sought after development of Ynys Y Gored. The property benefits from newly refurbished bathrooms and kitchen, modern fittings throughout and off-road parking for 3 cars.

Accommodation briefly comprises entrance hall, downstairs cloakroom, lounge, dining room, kitchen and utility. To the first floor there is four bedrooms, en-suite to bedroom 1 and a family bathroom. Light fittings and fitted blinds are to remain at the property.

ENTRANCE HALL

Accessed via PVCu front door with matching side screen into a welcoming entrance hall. Skimmed ceiling, emulsioned walls, luxury high-gloss laminate flooring and radiator. Staircase to first floor with newly fitted carpet.

DOWNSTAIRS CLOAKROOM

Skimmed ceiling, emulsioned walls, extractor fan, continuation of the high gloss laminate flooring and radiator. Two piece suite in white comprising low level WC and wall mounted wash hand basin set within the corner.

LOUNGE (12' 2" x 15' 0") or (3.71m x 4.57m)

Skimmed ceiling, emulsioned walls, continuation of the high gloss laminate flooring, two radiators and PVCu double glazed bay window to the front of the property. Archway leading into the dining room.

DINING ROOM (8' 10" x 7' 8") or (2.69m x 2.33m)

Skimmed ceiling, emulsioned walls, radiator, continuation of the high gloss laminate flooring and PVCu double glazed french doors leading into the rear garden.

KITCHEN (5' 7" x 12' 7") or (1.69m x 3.83m)

Skimmed ceiling, emulsioned walls, continuation of the high gloss laminate flooring, radiator and PVCu double glazed window to the front of the property.

The kitchen has been newly fitted with a range of wall and base units with complementary roll top work surfaces and matching splash back areas. White acrylic single drainer sink unit with modern mixer tap. Built in electric oven with four ring gas hob, glass splash back and concealed extractor fan. Plumbing for dishwasher. Doorway into the utility room.

UTILITY (7' 7" x 4' 11") or (2.30m x 1.49m)

Skimmed ceiling, emulsioned walls, continuation of the high gloss laminate flooring, radiator, extractor fan and wall-mounted gas-fired combination boiler. There is plumbing for an automatic washing machine and ample space for other appliances. Part-panelled part-glazed PVCu door to the side of the property.

LANDING

Skimmed ceiling, emulsioned walls, loft hatch providing access to insulated attic space, radiator and fitted carpet. All doors leading off.



FAMILY BATHROOM (11' 5" x 9' 2") or (3.47m x 2.79m)

The bathroom is re-furnished to a high standard and is finished with skimmed ceiling, emulsioned walls, tiling to the bath and splashback areas, vinyl floor covering, radiator, shaver point and extractor fan. Access to airing cupboard with shelving and PVCu frosted glass window to the rear of the property.

Three piece suite in white comprising low level WC, wash hand basin set within a vanity unit and P-shaped bath with overhead mains fed rainforest shower with hand held shower head and glass shower screen.

BEDROOM 1 (10' 8" x 14' 6" max) or (3.24m x 4.41m max)

Skimmed ceiling, emulsioned walls, newly fitted carpet, radiator and ample space for potential built-in wardrobes. Double glazed PVCu window overlooking the front of the property boasting spectacular views over the public cycle path and surrounding areas.

EN-SUITE

Skimmed ceiling, emulsioned walls, tiling to the shower area and splash back areas, vinyl floor covering, radiator and PVCu frosted glass window to the side of the property.

Three piece suite in white comprising low level WC, wash hand basin set within a vanity unit and shower cubicle with mains fed rainforest shower and hand held shower.

BEDROOM 2 (8' 1" x 13' 0") or (2.47m x 3.95m)

Skimmed ceiling, emulsioned walls, newly fitted carpet, recess area ideal for fitted wardrobes, radiator and PVCu double glazed window to the front of the property boasting views of the surrounding areas.

BEDROOM 3 (10' 9" x 8' 0") or (3.27m x 2.43m)

Skimmed ceiling, emulsioned walls, newly fitted carpet, recessed area, radiator and PVCu window to the rear of the property.

BEDROOM 4 (8' 8" x 7' 4") or (2.64m x 2.24m)

Skimmed ceiling, emulsioned walls, newly fitted carpet, radiator and PVCu double glazed window to the rear of the property.

OUTSIDE

The rear garden is enclosed and bound by wood panel fencing to either side and by a brick wall at the bottom of the garden. There is a laid to lawn area, paved patio and side gate providing access to the front of the property.

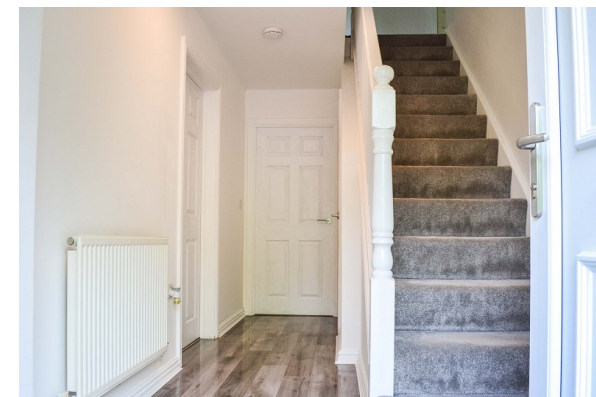
The front of the property benefits from ample space for off-road parking, access into integral garage via an up and over door which has power installed and an area which is laid to lawn.

DIRECTIONS


Driving along Pen-Y-Cae road take a left down Ty-Draw hill and at the roundabout take the third exit onto Ynys Y Gored, driving into the estate the property can be found on your left hand side.

NOTE

We have been advised the property is freehold, however, the title deeds have not been inspected.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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