



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

£249,995



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

Ynys Y Gored is situated on a popular, well regarded residential development within a cul-de-sac with no through road and within easy access to the town centre and M4. The property offers good views and public footpath links to Aberavon beach and Afan Argoed mountain trails. Viewing by appointment

**£249,995 - Freehold**

- Four bedroom detached property.
- Downstairs cloakroom.
- Utility room.
- Off road parking/garage.
- NO ONGOING CHAIN.
- Council Tax D/EPC D.



## DESCRIPTION

We are pleased to welcome to the market this four bedroom detached property situated in the sought after area of Velindre and within close proximity to local shops, amenities, schools and transport links. The property would make an ideal purchase for a family and can be offered with NO ONGOING CHAIN.

Accommodation briefly comprises lounge, dining room, fitted kitchen, utility room, downstairs cloakroom, four bedrooms, ensuite to master bedroom and family bathroom.

Externally enclosed rear garden, open frontage with off road parking and single integral garage.

## ENTRANCE

Accessed via front door with frosted double glazed units with matching side screen leading into welcoming entrance hall.

## ENTRANCE HALL

Artexed ceiling, coving, emulsioned walls, laminate flooring, radiator. Staircase leading to first floor with spindle balustrade and fitted carpet.

## DOWNSTAIRS CLOAKROOM

Artexed ceiling, emulsioned walls, continuation of laminate flooring, radiator. Room is fitted with a two piece suite comprising low level w.c. and wall mounted hand basin set within corner and tiles to splash back. Extractor fan.

## LOUNGE (15' 0" x 13' 2") or (4.58m x 4.01m)

Artexed ceiling, coving, emulsioned walls, continuation of laminate flooring, two sets of radiators. PVCu double glazed window set within bay looking over rear garden. Focal point to the room is the wooden fire surrounds with marble hearth and back plate and onset electric fire. Archway to dining room.

## DINING ROOM (9' 6" x 7' 8") or (2.89m x 2.34m)

Artexed ceiling, coving, emulsioned walls, continuation of laminate flooring, radiator. PVCu double glazed french doors to rear garden.

## KITCHEN (12' 4" x 7' 5") or (3.77m x 2.25m)

Artexed ceiling, emulsioned walls, tiled flooring, radiator and PVCu double glazed to front of property. Room is fitted with a range of wall and base units with complementary work surfaces, tiles to splash back areas. Four ring gas hob, concealed extractor hood and electric oven. Integrated kitchen appliances: fridge/freezer and dishwasher. One and a half bowl stainless steel single drainer sink unit and mixer tap. Door into utility room.

## UTILITY ROOM (7' 6" x 5' 3") or (2.28m x 1.60m)

Artexed ceiling, emulsioned walls, continuation of tiled flooring, radiator and part panelled park double glazed door to side of property. Room is fitted with a range of base units and complementary work surfaces and tiles to splash back areas. White acrylic sink unit with mixer tap. Plumbing in place for washing machine. Space for appliance. Wall mounted boiler.



## LANDING

Artexed ceiling, loft access hatch, emulsioned walls, fitted carpet, radiator. All doors leading off.

## FAMILY BATHROOM (11' 6" x 6' 11") or (3.51m x 2.10m)

Artexed ceiling, emulsioned walls, vinyl floor covering, radiator and PVCu frosted double glazed window to rear of property. Room is fitted with a three piece comprising low level w.c. pedestal wash hand basin, panelled bath with telephone style mixer shower tap and tiles to splash back areas. Cupboard housing the hot water tank.

## BEDROOM 1 (11' 1" x 10' 9") or (3.37m x 3.27m)

Artexed ceiling, emulsioned walls, newly fitted carpet, radiator and PVCu double glazed window to front of property. Built in four door wardrobe over staircase area.

## EN-SUITE

Artexed ceiling, emulsioned walls, vinyl floor covering, radiator and PVCu frosted double glazed window to side of property. Room is fitted with a three piece suite comprising low level w.c. pedestal wash hand basin with tiles to splash back areas, shower cubicle with mains fed shower and fully tiled.

## BEDROOM 2 (10' 11" x 8' 2") or (3.32m x 2.50m)

Artexed ceiling, emulsioned walls, newly fitted carpet, radiator and PVCu double glazed window to front of property. Three door built in wardrobe.

## BEDROOM 3 (8' 8" x 7' 11") or (2.65m x 2.42m)

Artexed ceiling, emulsioned walls, newly fitted carpet, radiator and PVCu double glazed window to rear of property. Three door built in wardrobe.

## BEDROOM 4 (8' 7" x 7' 7") or (2.61m x 2.31m)

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

## OUTSIDE

Front is open plan with off road parking for several vehicles.

Rear is enclosed and bounded by mainly wood panelled fencing and laid to lawn with stone gravel area. Paved patio and pergola to corner of garden. Side access via gate to front.


## GARAGE

Integral garage accessed via up and over door.



For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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