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

£215,000

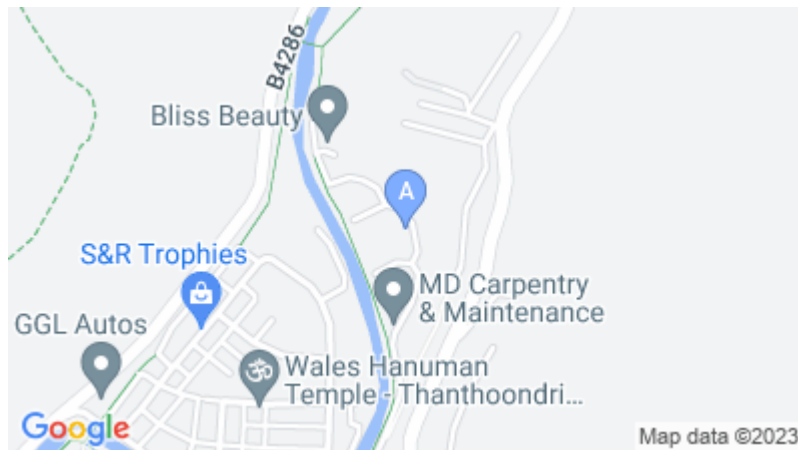


Ynys Y Gored, Port Talbot, Neath Port Talbot. SA13 2EB

We are pleased to offer for sale this THREE BEDROOM SEMI DETACHED home which has been REFURBISHED AND MODERNISED TO A HIGH STANDARD THROUGHOUT. The property is conveniently located within a popular residential development close to the town centre, local schools and M4 corridor.

£215,000

- Three bedroom semi detached house
- Refurbished to a high standard throughout
- Converted garage
- Master bedroom with en-suite
- Off road parking
- Council tax band D/EPC D



DESCRIPTION

We are pleased to offer for sale this three bedroom semi detached home which has been refurbished and modernised to a high standard throughout. The property is conveniently located within a popular residential development close to the town centre, local schools and M4 corridor.

Accommodation briefly comprises to the ground floor entrance hall, cloakroom, reception two, lounge and open plan kitchen/diner. To the first floor master bedroom with en-suite, two further bedrooms and family bathroom. To the outside the front is open plan with off road parking for several vehicles, to the rear an enclosed low maintenance garden.

ENTRANCE

Access via part PVCu double glazed front door. Textured ceiling. Emulsioned walls. Laminate flooring. All doors leading off.

REFURBISHED CLOAKROOM

Artex ceiling. Emulsioned walls. Front facing frosted double glazed PVCu window. Two piece suite in white comprising low level w.c. and wash hand basin set within vanity unit. Radiator. Laminate flooring.

CONVERTED GARAGE/SECOND RECEPTION ROOM (18' 3" x 7' 2") or (5.55m x 2.19m)

Skimmed ceiling. Emulsioned walls. Front facing double glazed PVCu window with wood Venetian blinds. Radiator. Door to cupboard which has plumbing for automatic washing machine. Laminate flooring.

LOUNGE (12' 10" x 10' 8") or (3.91m x 3.25m)

Skimmed ceiling. Emulsioned walls. Front facing double glazed PVCu window with wooden venetian blinds. Radiator. Laminate flooring. Open plan into kitchen/diner. Recess area with stair case to first floor. Open plan into :

KITCHEN/DINER (19' 5" x 8' 5") or (5.93m x 2.56m)

Skimmed ceiling. Inset ceiling lights. Emulsioned walls. Rear facing double glazed PVCu window with venetian blinds. Radiator. Breakfast bar divides kitchen and dining area with overhead lighting. Kitchen refurbished to a high standard with modern grey wall and base units, complimentary work surfaces with matching up stands. One and half white acrylic single drainer with mixer tap. Electric hob with glass splash back and extractor hood. Split level electric oven and microwave. Integrated appliances to include fridge freezer and dishwasher. Laminate flooring. PVCu double glazed part panelled door and PVCu double glazed french doors with venetian blinds leading to rear garden.

LANDING

Artex ceiling. Access into attic. Emulsioned walls. Radiator. Door to airing cupboard housing the water tank. Newly fitted carpet. All doors leading off.

FAMILY BATHROOM (7' 4" x 5' 7") or (2.24m x 1.69m)

Skimmed ceiling. Inset ceiling lights. Modern refurbished bathroom with wood effect respatex walls in walnut. Front facing frosted double glazed PVCu window. Venetian blinds. Three piece suite in white comprising low level w.c., wash hand basin set with vanity unit and P shaped bath with mains feed over head rain fall shower and hand held shower. Shower screen. Chrome towel rail heater. Vinyl floor covering.



BEDROOM 1 (10' 2" x 9' 9") or (3.09m x 2.96m)

Artex ceiling. Emulsioned walls with one wall with beading. Rear facing double glazed PVCu window. Venetian blind. Built-in four door wardrobe. Radiator. Newly fitted carpet.

EN-SUITE

Skimmed ceiling. Inset ceiling light. Emulsioned walls. Extractor fan. Three piece suite in white comprising low level W.C., hand basin set with vanity unit and shower cubicle with rain fall shower with walnut respatex panels. Chrome towel rail heater. Vinyl floor covering.

BEDROOM 2 (9' 11" x 9' 9") or (3.01m x 2.98m)

Artex ceiling. Emulsioned walls. Radiator. Front facing double glazed PVCu window. Venetian blinds. Built-in four door wardrobe. Fitted carpet.

BEDROOM 3 (10' 8" x 7' 1") or (3.26m x 2.17m)

Artex ceiling. Emulsioned walls. Wall mounted boiler. Rear facing double glazed PVCu window. Venetian blinds. Radiator. Fitted carpet.

FRONT GARDEN

The front is open plan with off road parking for several vehicles. Gate leading to rear garden.


REAR GARDEN

The rear garden is enclosed and bounded by wooden fencing. Paved patio area. Astro turf. Wrought iron gate leading to second terrace. Paved patio area. Astro turf. Wrought iron fencing. Wooden storage unit.

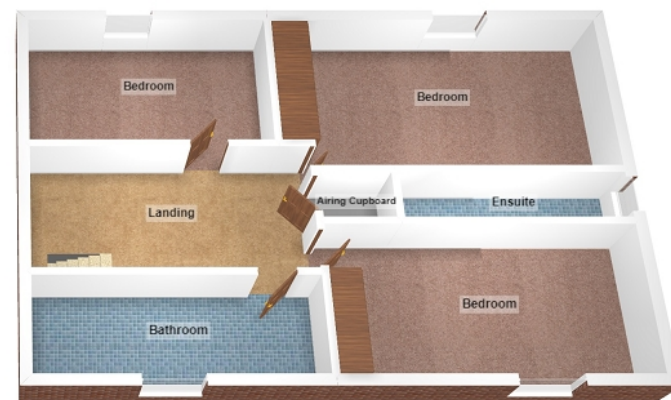
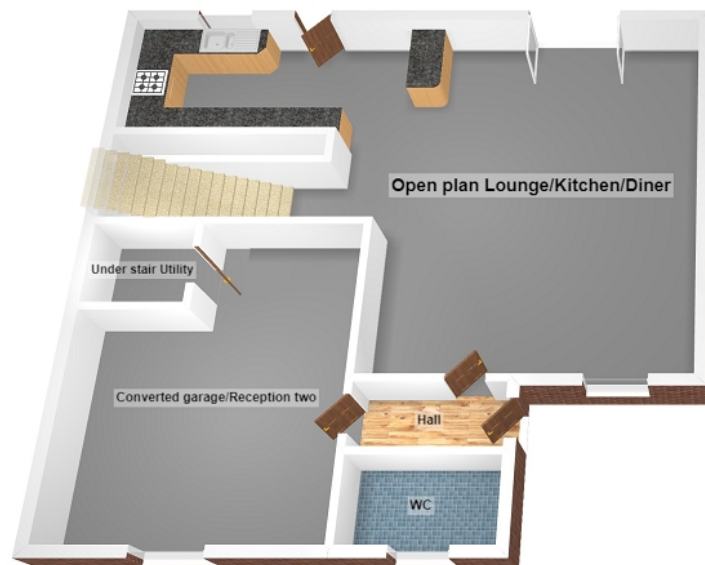


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	66	
(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.



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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